



Sinclair

30 Moir Close, Sileby, Leicestershire, LE12 7RN

£785 PCM

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Property at a glance

- Village Centre Location
- Close To Amenities
- Part Furnished
- Council Tax Band*: B
- Immaculate Flat
- Gas Central Heating
- Available mid October 24
- Price: £785 PCM

Overview

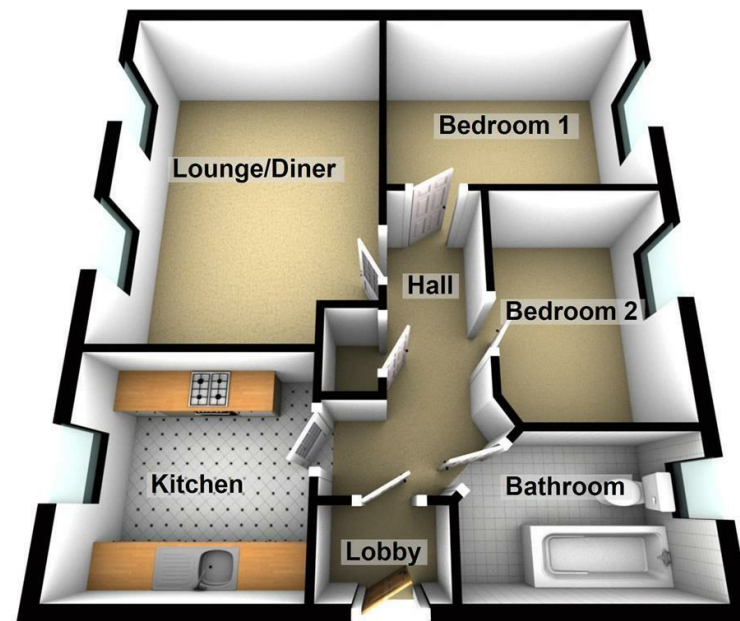
An immaculate first floor apartment with OFF ROAD PARKING and sits in a lovely CUL-DE-SAC within easy access to local road/ rail networks and amenities. In brief the property comprises entrance porch, hall, kitchen with hob, cooker, living room, bathroom with 3 piece suite (shower over the bath) and two double bedrooms. Externally there is an allocated parking space. The property is offered part furnished. Available October 2024.

Location**



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

First Floor



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Detailed Accommodation

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

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Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Tenure

We are advised by the vendor(s) that the premises are

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