



St. James Court, Birstall, Leicester, Leicestershire, LE4

Leicester

Guide Price

£110,000



Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Two Bedroom First Floor Apartment – Over 55's Complex

Tenure: Leasehold – 68 years remaining

Ground Rent: £153 pcm

No Onward Chain

Weldon Homes are delighted to present this charming two-bedroom first floor apartment in a popular Over 55's complex. Perfectly situated in the heart of Birstall's conservation area, the property is close to local shops, a supermarket, pubs, river walks, doctors, travel links, and a variety of other amenities. This well-maintained apartment offers comfortable living with the convenience of nearby facilities.

A Guided Tour

Upon entering the property, a welcoming entrance hall leads you upstairs to the apartment. The first floor provides access to all rooms, beginning with the bathroom on the right, which is modern and fitted with contemporary fixtures. Next are the two double bedrooms: the master bedroom benefits from fitted furniture providing excellent storage, while the second bedroom features built-in storage, ideal for guests or a study. Moving further along, the kitchen offers ample storage, work surfaces, and space for appliances, making it both practical and functional. Finally, the living room at the front of the property is bright and spacious, providing a comfortable area to relax or entertain. The layout offers a natural flow throughout, maximizing space and light and creating a welcoming home.



Accommodation

Entrance Hall

A welcoming entrance leading up to the first floor, providing access to all principal rooms. Neutral décor creates a bright and airy first impression.

Living Room – 3.86m x 3.38m

A generous and bright living space, perfect for relaxing or entertaining. Large windows allow plenty of natural light, creating a warm and inviting atmosphere. There is ample room for seating and additional furniture.

Kitchen – 3.45m x 2.54m

Well-appointed kitchen with fitted units, generous work surfaces, and space for appliances. Practical layout allows for easy meal preparation and storage, making it ideal for everyday living.

Bathroom

Modern bathroom featuring contemporary fixtures and fittings. Neutrally decorated, it offers both style and functionality, with a bath, shower, wash hand basin, and WC.

Bedroom One (Master) – 3.84m x 2.82m

Spacious master bedroom with fitted furniture, offering excellent storage solutions. Large enough to accommodate a double bed and additional bedroom furniture.

Bedroom Two – 2.69m x 2.62m

Second double bedroom with built-in storage, ideal for guests, a study, or hobby space. Versatile room with plenty of natural light.



Lease Information

Leasehold with 68 years remaining, ground rent £153 pcm, and offered with no onward chain.

Lifestyle & Location

Living in this charming Over 55's complex provides a peaceful and friendly community atmosphere, while still being close to the amenities of Birstall. Enjoy scenic river walks, local pubs, and shops just a short stroll away. Excellent transport links make it easy to access nearby towns and Leicester city centre, combining convenience with the tranquility of a conservation area setting.

Viewing is strongly recommended to fully appreciate the accommodation on offer – please call us to arrange your appointment!

Additional Information

We understand the property to be freehold with vacant possession upon completion. Charnwood Council - Tax Band A. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

