

The Parade, Oadby

£150,000

A BEAUTIFULLY DESIGNED first floor flat with nearby amenities at your doorstep. Featuring two double bedrooms and a family bathroom along with an open plan living kitchen breakfast room.





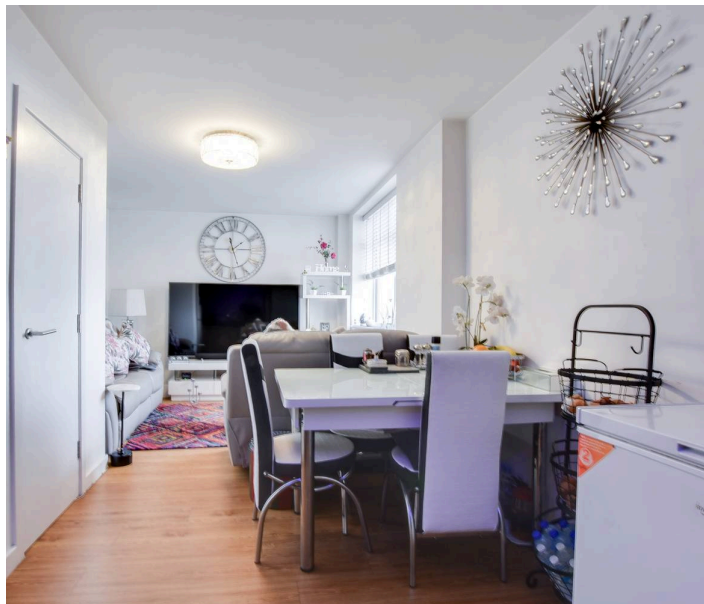
Entrance Hall

With wood effect floor.

Open Plan Living Kitchen Breakfast Room

23' 6" x 10' 8" (7.16m x 3.25m)

With double glazed window to the side elevation, wood effect floor, wall and base units with work surface over, one and a half stainless steel sink, drainer and mixer tap, integrated oven and hob, extractor fan, integrated washing machine, integrated dishwasher, part tiled walls, storage cupboard, electric heater.



Principal Bedroom

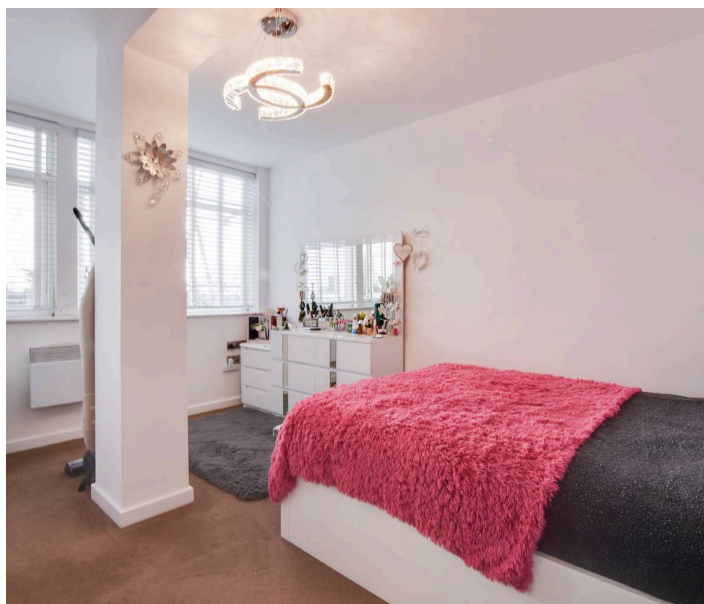
13' 11" x 10' 11" (4.24m x 3.33m)

With double glazed windows to the rear elevation, electric heater.

Bedroom Two

10' 7" x 9' 0" (3.23m x 2.74m)

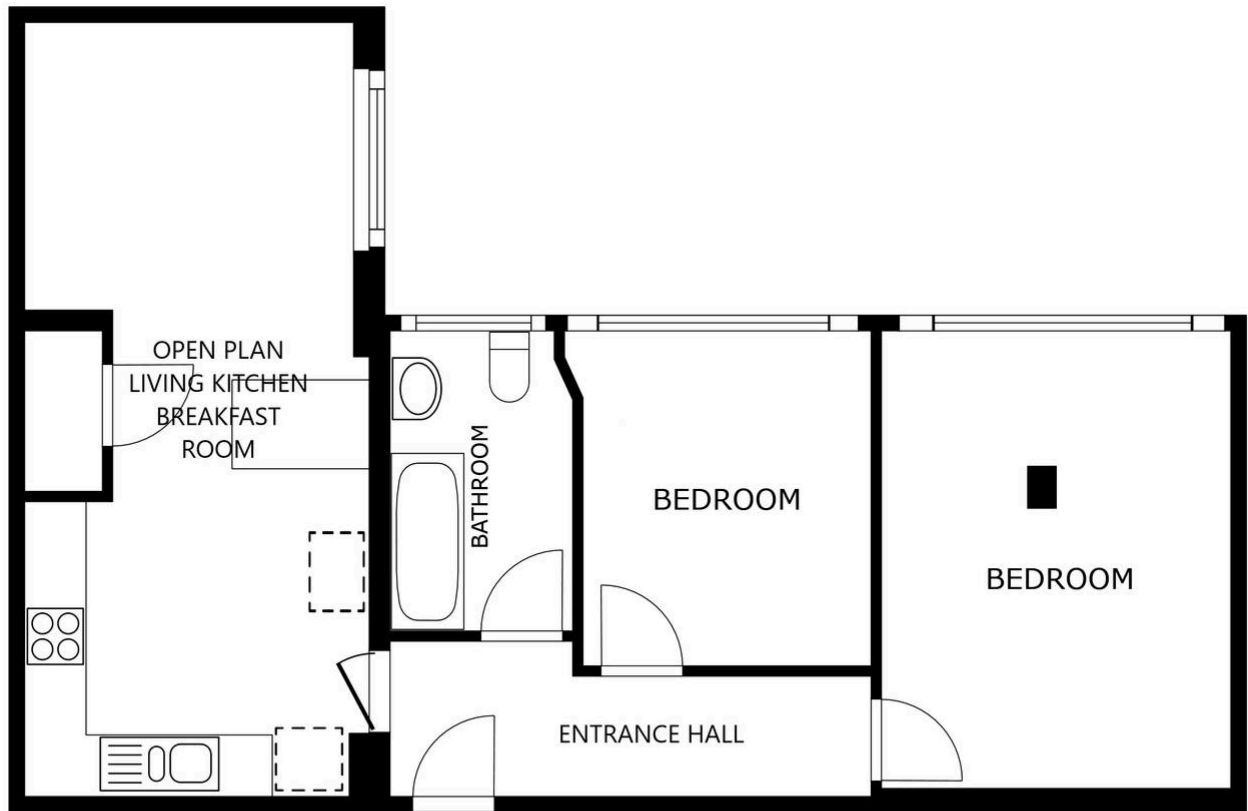
With double glazed windows to the rear elevation, electric heater.



Bathroom

8' 11" x 5' 9" (2.72m x 1.75m)

With double glazed windows to the rear elevation, wood effect floor, tiled walls, bath, low-level WC, wash hand basin, electric towel rail.



FLOOR PLAN

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



You can include any text here. The text can be modified upon generating your brochure.





Lease Details

Current Ground Rent: £200 per year

Current Service Charge: £1,500 per year

Length of Lease: 189 years remaining

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.