



photo has been virtually staged for visual purposes using AI.

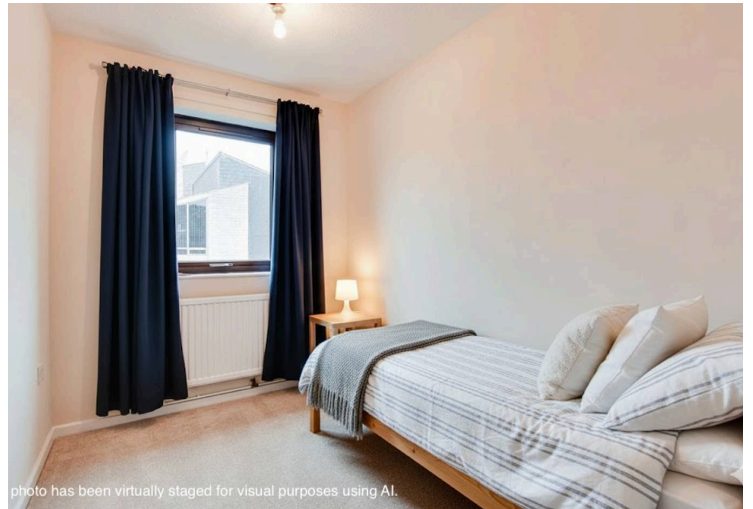


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## St. Pauls Close, Oadby

Offers Over £80,000

Located in a popular OVER FIFTY-FIVES development, this first-floor flat is offered with NO CHAIN and is available on an 85% SHARED OWNERSHIP scheme. The property is ideal for low-maintenance living.

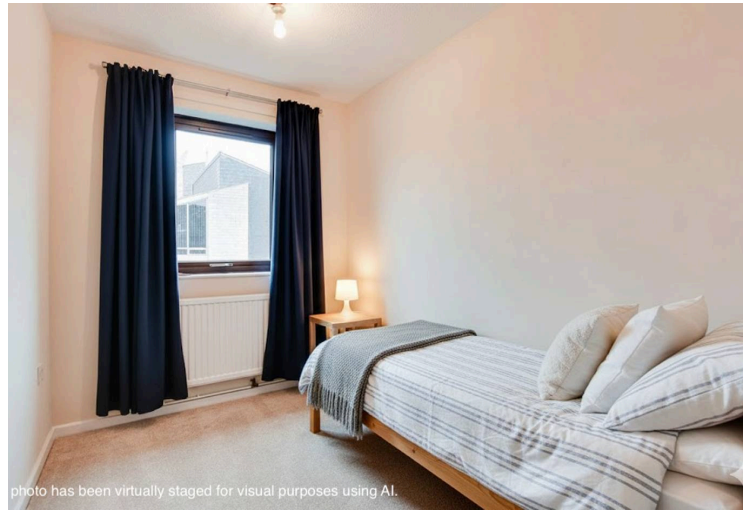
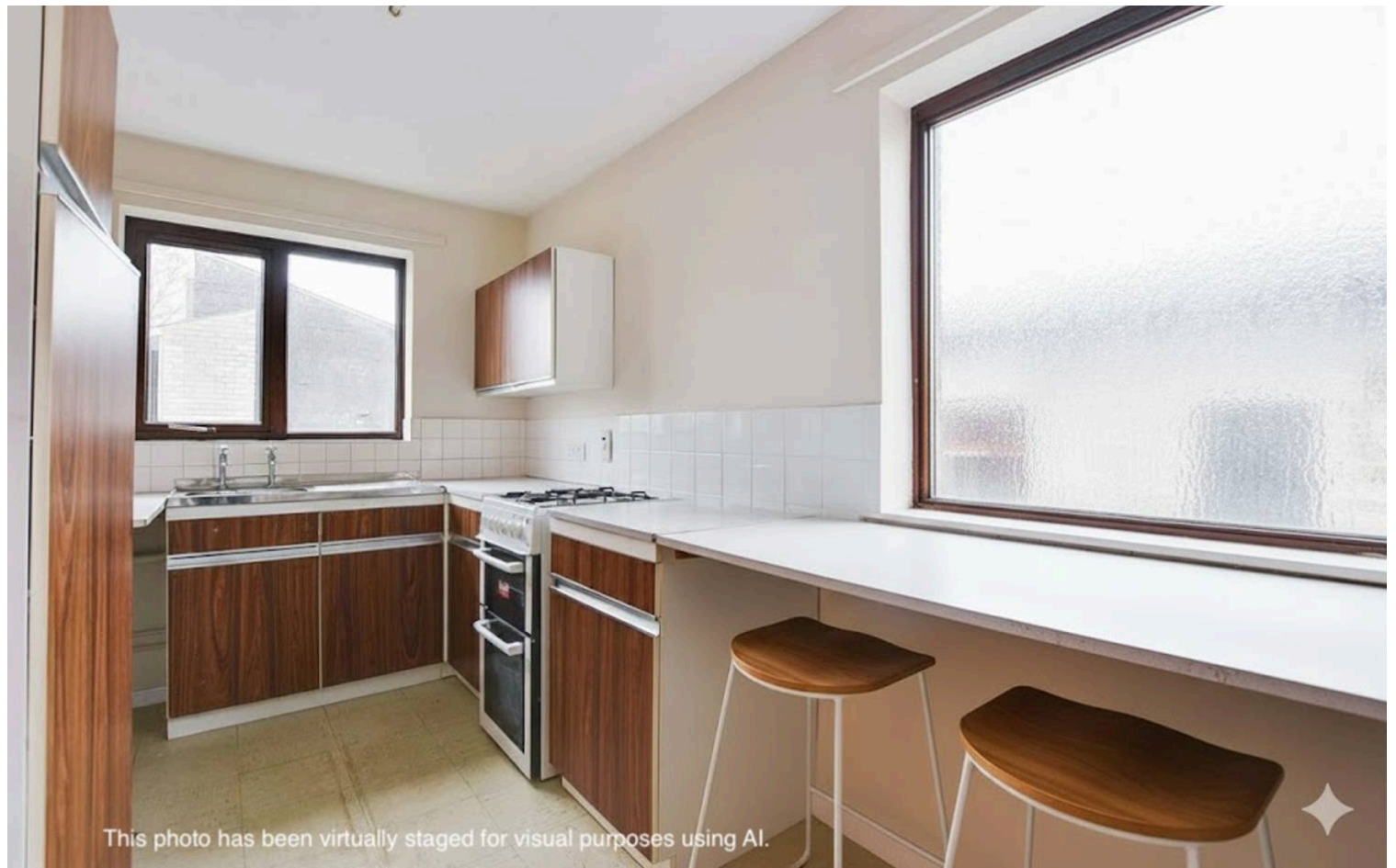
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C







### **Communal Entrance**

With stairs to first floor.

### **Private Entrance Hall**

With airing cupboard housing boiler, loft access.

### **Sitting Room**

14' 4" x 11' 3" (4.38m x 3.43m)

Measurement into bay window. With double glazed window to the front elevation, radiator.

### **Kitchen**

13' 0" x 7' 3" (3.97m x 2.20m)

With double glazed windows to the rear and side elevations, stainless steel sink and drainer unit with a range of wall and base units with worksurface over, gas cooker point, plumbing for washing machine, radiator.



### **Bedroom One**

13' 1" x 9' 3" (3.98m x 2.83m)

With double glazed window to the front elevation, fitted wardrobes, radiator.

### **Bedroom Two**

9' 2" x 6' 4" (2.80m x 1.93m)

With double glazed window to the rear elevation, radiator.

### **Bathroom**

6' 8" x 6' 4" (2.02m x 1.93m)

With double glazed window to the rear elevation, bath with electric shower over, low-level WC, wash hand basin, part tiled walls, radiator.

### **Communal Garden**

Well maintained communal gardens.

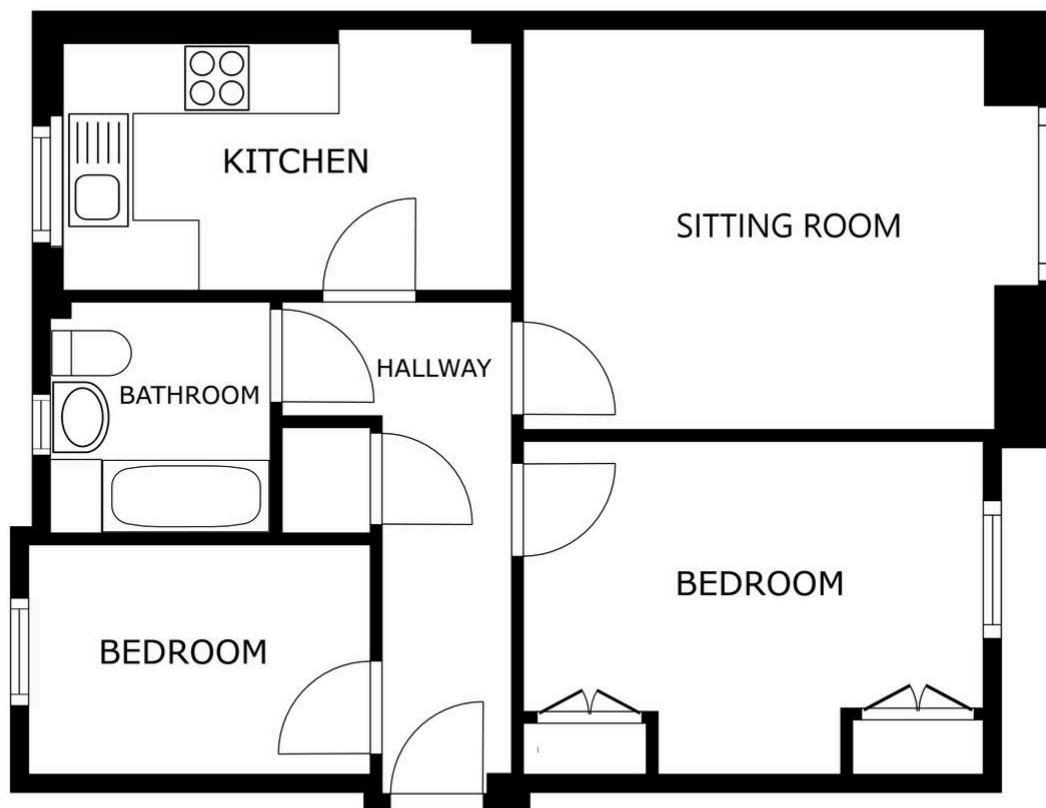
### **Parking**

Communal Parking.

### **Lease Details**

Current Service Charge: £187.50 per month

Length of Lease: 80 years remaining



FLOOR PLAN

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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