

## Flat 6 Byron Court, Fleckney, LE8 8UP



### Offers Around £110,000

A delightful over 55's apartment well situated, opposite the duck pond, in the centre of this popular village. The accommodation briefly comprises: Entrance hall, lounge/diner, fitted kitchen, two bedrooms and modern shower room. There is also allocated off road parking. The property is offered with the benefit of immediate vacant possession.



## Entrance Hall

Built in wardrobe. Electric storage heater. Emergency pull cord. Doors to rooms.

## Lounge/Diner 14'6" x 11'1" (4.42m x 3.38m)



Sliding double-glazed patio doors opening to a Juliet balcony with views across to the duck pond. Feature fireplace with marble back and hearth, and timber surround. Slimline electric storage heater. Double-glazed window to the side aspect. Television and telephone points. Door to kitchen.

## (Lounge/Diner Photo Two)



## Kitchen 10'11" x 6'7" (3.33m x 2.01m)



Range of fitted base and wall units. Double-glazed window to side elevation. Roll edge work-surfaces. Fitted double oven and full ring electric hob. Space and plumbing for automatic washing machine. Single sink and drainer. Shelved pantry cupboard. Complementary tiled splash-backs. Extractor fan. Vinyl flooring. Space for upright fridge-freezer.

## (Kitchen Photo Two)

## Bedroom One 13'3" x 9'4" (4.04m x 2.84m)



Double-glazed window to front elevation. Built-in wardrobe. Fitted wardrobes.

(Bedroom One Photo Two)



Bedroom Two 9'5" x 6'6" (2.87m x 1.98m)



Double-glazed window to rear elevation. Electric panel heater.

Shower Room



Walk-in double shower cubicle with electric shower fitment. Wash-hand basin and low-level WC. Airing cupboard housing lagged hot water tank. Opaque double-glazed window.

Outside



Communal parking area with allocated parking spot. Bin store. Communal gardens.



(Communal Gardens Photo)



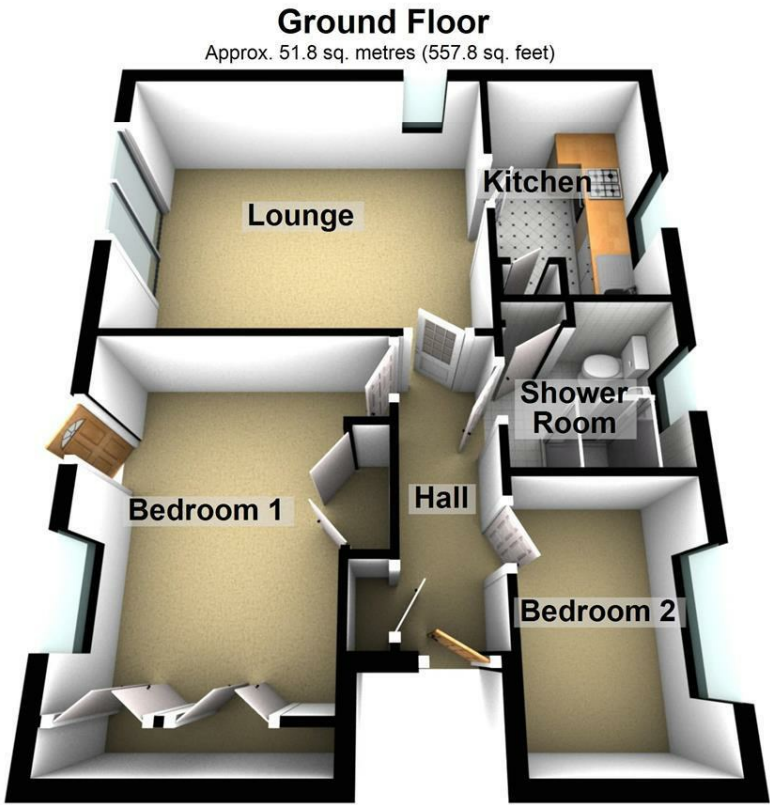
## Service Charge & Additional Details

At the time of the preparation of the sales particulars the service charge was £157.16 per calendar month. Careline system within apartment.

[View](#)

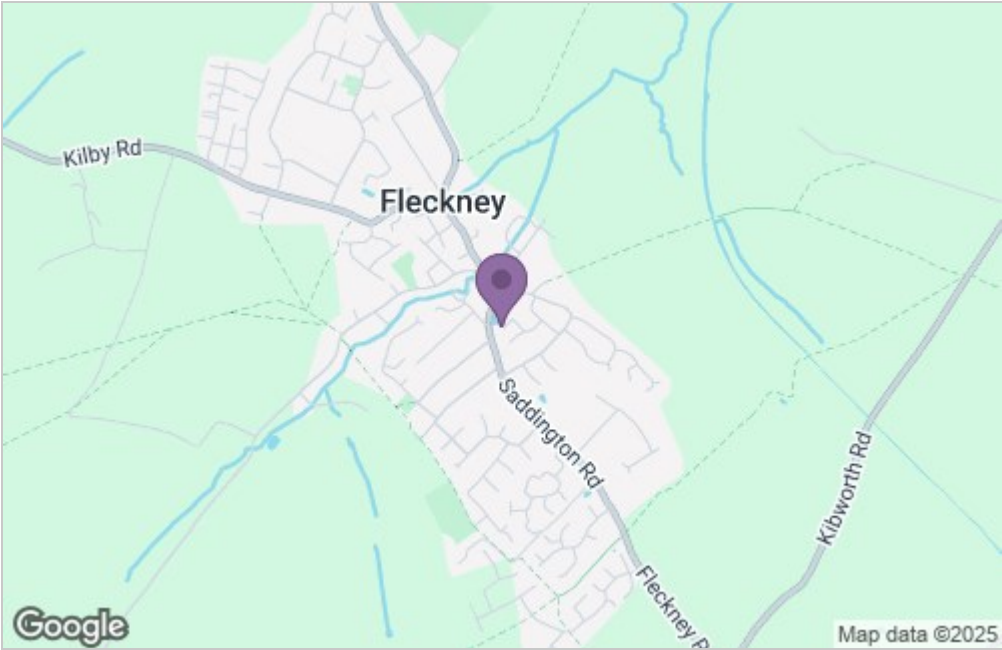


Floor Plan

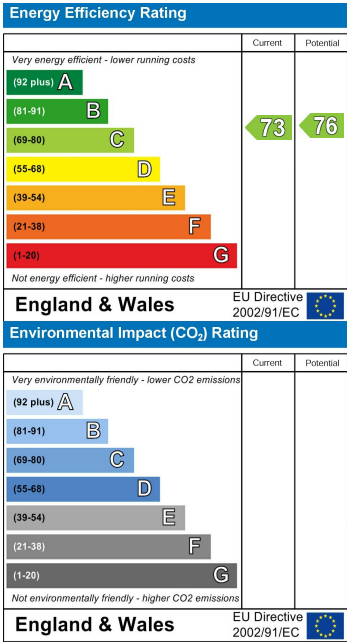


Total area: approx. 51.8 sq. metres (557.8 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise