



## Cross Street, , Wigston, LE18 2LD

- GROUND FLOOR MODERN APARTMENT
- OPEN PLAN KITCHEN-LIVING ROOM
- ALLOCATED PARKING
- TWO DOUBLE BEDROOMS
- LEASEHOLD 234 YEARS REMAINING
- NO UPWARD CHAIN
- MODERN FOUR PIECE BATHROOM SUITE
- COMMUNAL GARDENS
- IMMACULATELY PRESENTED
- ELECTRIC CENTRAL HEATING SYSTEM

**Offers Over £170,000**



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## DESCRIPTION

Presented in ready to move in condition is this fabulous ground floor apartment that is presented in immaculate condition throughout.

The ground floor apartment is access via a secure entry foyer with an adjacent inner hallway leading to the apartment.

On entering the apartment, the hallway has doors leading off to all the rooms in the property and a storage cupboard to the side with the electric central heating boiler system. There are two well presented double bedrooms with bedroom one having fitted wardrobes, the open plan modern fitted kitchen-living room is a great place to relax and unwind, whilst also creating a great place to be able to entertain, returning to the hallway a door off leads to the amazing four piece modern bathroom suite with double ended oval bath, separate double shower cubicle, wall mounted drawer unit with inset wash hand basin and low level flush wc.

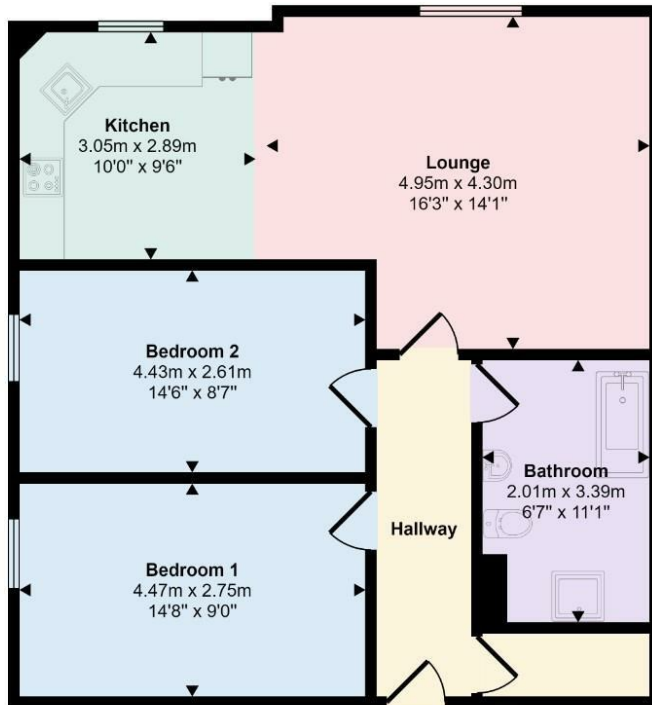
Outside, the residents private car park is accessed by secure automatic barrier and leads to the allocated parking space and visitors parking. To the rear of the complex is are the communal gardens which has various plants and shrubs, two laws with central pathway leading to the raised decking seating area.

This lovely ground floor two bedroom apartment benefits from having no upward chain, electric central heating system and double glazing. To find out more, contact your local Hunters estate agents Wigston to arrange your accompanied viewing.





Approx Gross Internal Area  
71 sq m / 765 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Viewings

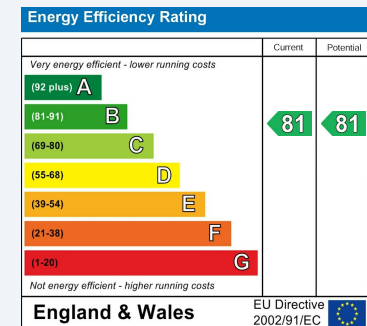
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

