



Hendon Grange London Road, Leicester LE2 2PZ

welcome to

Hendon Grange London Road, Leicester

Over 55's first floor retirement apartment in the highly sought after Hendon Grange development. We highly recommend an internal viewing of this great property before the offers come flooding in. Communal well kept gardens and parking facilities.

Communal Entrance

Entry phone system

Entrance Hall

Storage Cupboards, Electric Radiator

Living/Dining Room

Electric Radiator, double glazed door to Juliet Balcony to Rear, TV Point, power points, ceiling light

Kitchen

UPVC Window to Rear, Wall & Base Units, Worktops, Stainless Steel Sink, Washing Machine, Fridge Freezer, Electric Hob, Electric Oven, Extractor, power points, ceiling light

Bedroom One

UPVC Window to Side, Electric Radiator, Built in Wardrobes, power points, ceiling light

Bedroom Two

UPVC Window to Side, Electric Radiator, power points, ceiling light

Bathroom

Low Level WC, Bidet, Wash Hand Basin, Walk In Shower, Heated Towel Rail, Extractor, ceiling light.





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Hendon Grange London Road, Leicester

- Over 55's Apartment
- Entry phone System
- Lounge & Kitchen Area
- Two Bedrooms & Bathroom
- Chain Free

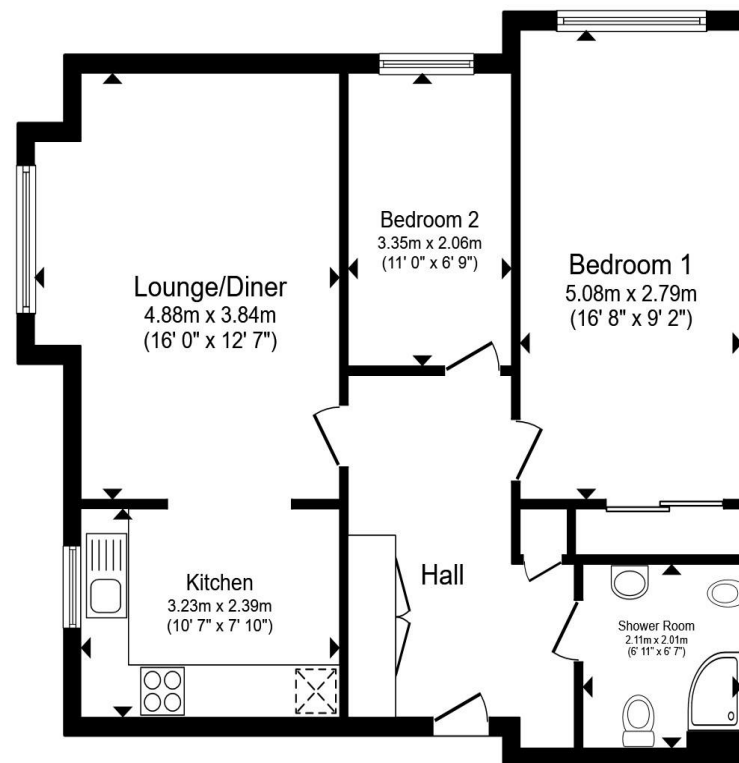
Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 3707.64

Ground Rent: 245.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£150,000



Total floor area 64.9 m² (698 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
OAD108434 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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