

FOR SALE

**Manor Court, Groby Road
Leicester
LE3 9QB**



ASKING PRICE: £135,000

- A Spacious Ground Floor Flat
- Located On Groby Road, Within Easy Access to Leicester City Centre
- Double Glazing & Electric Heating
- Offered With No Upward Chain
- Secure Intercom Entry System
- Entrance Hall, Lounge, Dining Area, Kitchen, Master Bedroom With En-suite Bathroom, Bedroom & Separate Shower Room
- Well Maintained Communal Gardens
- Secure & Gated Allocated Parking



Location

This property is located on the main A50 Groby Road and benefits from a wide range of local amenities which are within easy reach. The property is situated within walking distance to Glenfield Hospital, and within a 10 minute drive to Leicester City Centre. The property is also positioned within easy access to the M69/M1 corridor.

Description

This well-presented ground floor apartment offers spacious accommodation, making it an ideal purchase for first-time buyers, professionals, downsizers or buy-to-let investors. The property benefits from allocated parking, well-kept communal areas and a convenient location close to Leicester City Centre and excellent transport links.

The accommodation comprises a communal entrance hall with a lift and stairs, entrance hall, a bright and spacious lounge open to a dining area, and a modern fitted kitchen complete with a range of integrated appliances, a master bedroom which benefits from an en-suite bathroom, and a separate shower room. Externally, well maintained communal gardens with secure and gated allocated parking to the rear of the apartment block.

Accommodation

All measurements are approximate:

Entrance Hall

Front apartment door, electric radiator, intercom entry system, light fittings.

Airing Cupboard

Lounge - 18' 5" x 10' 5" (5.61m x 3.17m)

Double glazed window to front, electric radiator, power points, light fitting. Open to: dining area.

Dining Area - 10' 1" x 6' 8" (3.07m x 2.03m)

Power points, light fittings.

Kitchen - 10' 2" x 6' 8" (3.10m x 2.03m)

Double glazed window to front, a range of wall mounted units, base units and drawers, stainless steel sink with mixer tap, four burner induction hob with extractor fan over, electric oven, integrated fridge/freezer, dishwasher, washing machine, tile splashback surrounds, electric radiator, power points, light fitting.

Master Bedroom - 13' 10" x 9' 5" (4.21m x 2.87m)

Double glazed window to front, electric radiator, wardrobes, power points, light fittings, door to en-suite bathroom.

En-suite Bathroom - 5' 4" x 5' 2" (1.62m x 1.57m)

Panelled bath with tile splashback surrounds, low level WC, pedestal wash hand basin with tile splashback surrounds, light fitting.

Bedroom Two - 13' 11" x 6' 1" (4.24m x 1.85m)

Double glazed window to front, electric radiator, power points, light fitting.

Shower Room - 5' 4" x 5' 4" (1.62m x 1.62m)

Shower cubicle, low level WC, pedestal wash hand basin with tile splashback surrounds, light fitting.

Outside

Well maintained communal gardens with secure and gated allocated parking to the rear of the apartment block.

Agents Note

These photos have been enhanced by AI.

Tenure

Leasehold. We have been advised that there is a 999-year lease from 01.04.2004 with 977 years remaining. A service charge of £1,710.96 per annum and ground rent of £100.00 per annum.

EPC

Band E.

Council Tax

The property falls within Band C.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Local Authority

Blaby District Council.

Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

Email: info@shonkibrothers.com



GROUND FLOOR



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REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB

REGISTERED NUMBER: 5393795

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