ADAMS & JONES

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Service without compromise

11 Orchard Mews, Blaby, LE8 4HW

£170,000

A superb high-specification apartment featuring an impressive balcony and an additional Juliet balcony providing pleasant elevated village views. Accommodation is offered in extremely good order and briefly comprises; hallway, living/dining/kitchen with the Juliet balcony, two double bedrooms, (the master having en-suite and the walk-out balcony off) and a main bathroom. A gated carpark provides one private allocated parking space and six further visitor's spaces. It's located in the highly regarded village of Blaby with its wide range of local amenities and easy access to Fosse Park and Leicester City for the commuter.

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Every care is taken in the preparation of these particulars but their accuracy is not guaranteed nor do they constitute any part of an offer or contract. The property is offered subject to it being unsold and that all offers and negotiations are to be made and conducted through this office. All properties are offered subject to contract.

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Hallway 6'6" x 3'2" (1.98m x 0.97m)

Timber front entrance door. Loft access hatch. Electric radiator.

Storage Cupboard 6'6" x 3'2" (1.98m x 0.97m)

Hot water tank and shelving.

Living Dining Kitchen 15'4" x 15'0" (4.67m x 4.57m)

Timber double-glazed window to front aspect. Timber door through to Juliet balcony. Carpeted to living area.

Kitchen Area

Fitted with a range of wall and floor mounted units with worktops over and stainless steel sink. Electric oven. Electric oven with extractor hood. Integrated dishwasher. Integrated washing machine. Integrated fridge. Electric Heater. Tiled flooring.

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Master Bedroom 12'5" max / 9'4" x 11'4" (3.78m max / 2.84m x 3.45m)

Double-glazed window and double-glazed door leading to walk out balcony. Fitted wardrobes. Electric radiator.

Master En-Suite 6'5" x 6'0" (1.96m x 1.83m)

WC. Wash hand basin. Shower cubicle. Tiled splash backs. Tiled floor. Heated towel rail. Shaver point. Extractor fan.

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Bedroom Two 11'1" x 9'2" (3.38m x 2.79m)

Double-glazed window to rear. Two built in wardrobes. Electric radiator.

Main Bathroom 7'3" x 6'7" (2.21m x 2.01m)

WC. Wash hand basin. Panelled bath with built in shower and glazed shower screen. Tiled splash backs. Shaver point. Extractor fan. Heated towel rail.

Outside

The block has a secure gated driveway leading in to the residents car park where there is one allocated parking space to the apartment and six further visitor's spaces.

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Lease Information

Lease length is a healthy 125 years from 2010 and there is a service charge of £1580.30 per annum.

Note for Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

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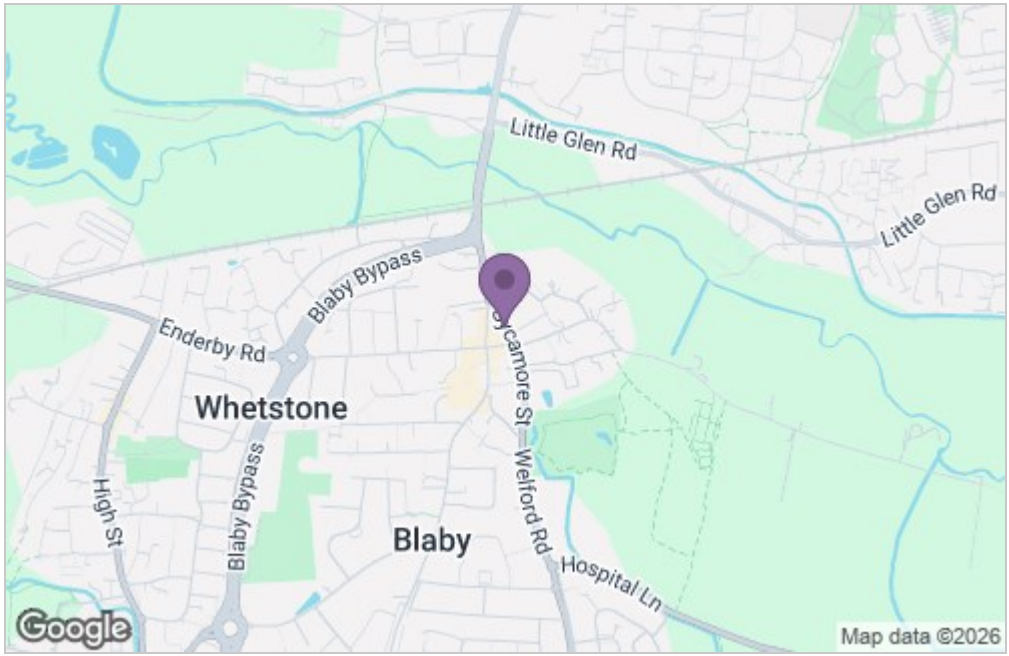
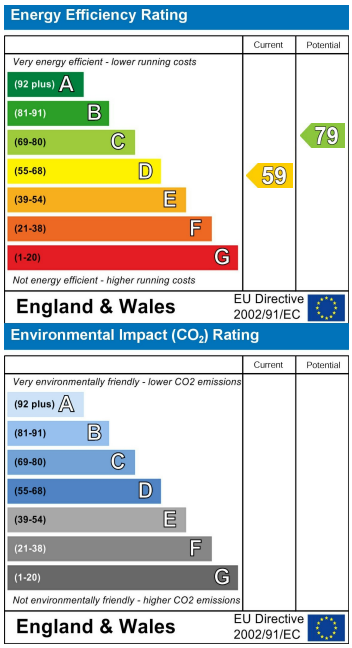
Floor Plan

Total area: approx. 59.6 sq. metres (641.4 sq. feet)

Area Map



Energy Efficiency Graph



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