

for sale

£170,000



## Apartment 8, Sycamore Street, Blaby, LE8 4HW

This immaculately presented, spacious apartment would make an ideal first home and benefits from two double bedrooms and open plan living/kitchen. Close to local amenities and ready to move into - viewing is highly recommended.



# Apartment 8 Sycamore Street Blaby Leicester LE8 4HW

## Entrance Hall

A door leads into the apartment from a communal hallway and there is an airing cupboard and doors leading through to all the accommodation.

## Open Plan Lounge/Kitchen

### Lounge Area

There are two double glazed windows and electric radiator.

### Kitchen Area

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, tiled splashbacks, integrated oven and hob with cooker hood over, integrated fridge, integrated washing machine and integrated dish washer.



### **Bedroom One**

With a double glazed window and built in wardrobes.

### **Bedroom Two**

With a double glazed window, double glazed doors with Juliet balcony and built in wardrobes.

### **Bathroom**

There is a bath with shower over and glass screen, wash hand basin, wc, partly tiled walls, tiled flooring and obscured double glazed porthole shaped window.

### **Outside**

There is allocated parking.





## Floor Plan

Total floor area 56.2 m<sup>2</sup> (605 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](http://www.propertybox.io)

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### directions to this property:

Orchard Mews is located opposite our Blaby office.

To view this property please contact Connells on

**T 0116 247 7477**  
**E [blaby@connells.co.uk](mailto:blaby@connells.co.uk)**

8-10 Leicester Road BLABY  
 LEICESTER LE8 4GQ

Property Ref: BLA309897 - 0003

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1200.00

Ground Rent: 150.00

**view this property online [connells.co.uk/Property/BLA309897](http://connells.co.uk/Property/BLA309897)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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