



wards
Residential

Flat 51, Highfield Court, Earl Shilton, LE9 7NS
£125,000

Leasehold

An excellent opportunity to purchase this spacious two bedroom ground floor apartment situated within this popular residential development on the fringe of Earl Shilton town centre. The property is within easy walking distance of the town centre and its wide range of amenities and also local bus routes. The accommodation briefly comprises: Living Room, Kitchen, 2 Double Bedrooms and Bathroom. Externally, there is one allocated parking space. The property benefits from newly installed UPVC double glazed windows, electric radiators and flooring throughout.

Kitchen

2.17 x 1.76 Metres

Modern shaker style kitchen with a range of grey base and wall units topped with laminate effect working surfaces. Black composite sink and drainer. Integrated Logik oven with electric hob above and extractor over. White tiled splashbacks and continuing the vinyl flooring. New UPVC double glazed window to the side elevation.



Living Room

4.11 x 3.03 Metres

Large living area with a new UPVC double glazed windows to the front elevation. Newly installed electric radiator and carpeted flooring.



Bedroom 1

3.11 x 2.97 Meters

Good sized double bedroom with a new UPVC double glazed window to the rear elevation and carpeted flooring.

Bathroom

2.76 x 1.64 Meters

White three-piece suite comprising pedestal wash hand basin, low flush WC and bath with new electric shower over. Vinyl flooring and white tiled splashbacks around wet areas. New UPVC double glazed window to the side elevation.





Bedroom 2

3.58 x 1.96 Meters

Additional double bedroom with a new UPVC double glazed window to the rear elevation and carpeted flooring.

Entrance Hall

Spacious hallway giving providing access to all rooms in the property. Newly installed electric radiator and vinyl flooring.



Outside

Allocated parking space & visitor parking accessed via barrier controlled private car park.

Leasehold Information

The property is held long leasehold for a period of approximately 999 years from September 2000.

The development is managed by the selling agent (Ward Surveyors Ltd). Maintenance charges are as below:

Ground Rent - £100 per annum

Service Charge - £1080 per annum

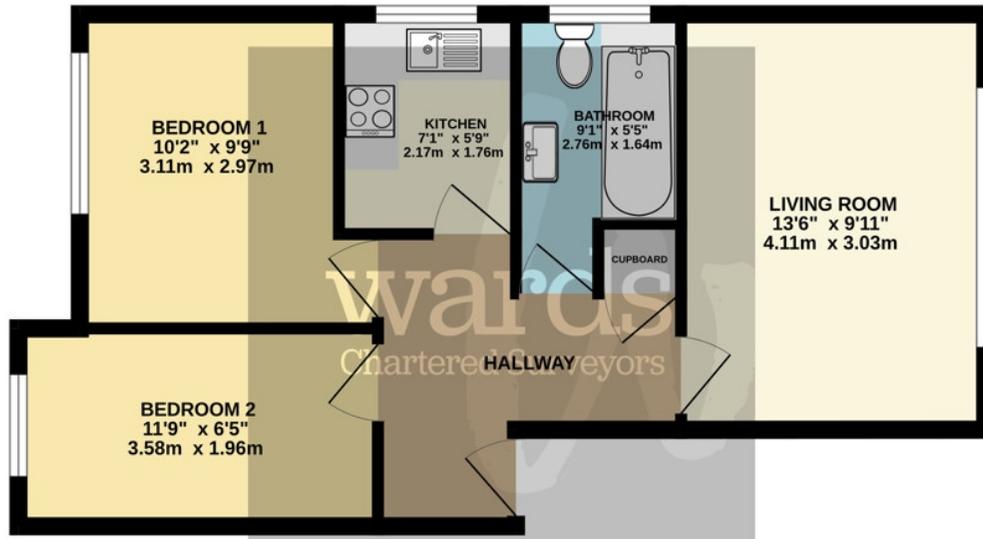
EPC Rating - D (65)

Council Tax Band - A

Call 01455 251771 to make an appointment to view this property



GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 456 sq.ft. (42.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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