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Millwood Close, Leicester LE4 2PX



welcome to

Millwood Close, Leicester

A well-presented ground floor two-bedroom flat on Millwood Close. The property boasts a spacious living area, a recently refurbished kitchen and bathroom, two double bedrooms, and a rear garden leading to a communal space. An ideal opportunity for first-time buyers or investors.

Entrance Hall

With radiator.

Lounge

Window to the rear, wooden flooring and radiator.

Kitchen

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, radiator, integrated oven, hob, extractor fan and dishwasher. Window to the front.

Bedroom One

Window to the rear and radiator.

Bedroom Two

Window to the front and radiator.

Bathroom

Window to the rear and radiator. walk in shower, WC, vanity hand wash basin, radiator towel rail and fully tiled. Window to the front.

Rear Of Property

To the rear of the property is a private garden which leads out to a communal outdoor space



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welcome to

Millwood Close, Leicester

- Ground floor flat
- Two double bedrooms
- Modern kitchen & bathroom
- Wooden-floored living space
- Rear garden & communal area

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 984.00

Ground Rent: 10.00

offers in the region of

£130,000

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
LHS120837 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the
postcode not the actual property



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