



2 Halls Court, Stoney Stanton, LE9 4TJ
£94,950



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*** INVESTORS AND FIRST TIME BUYERS ***

RH Homes And Property are delighted to market for sale (current tenant in situ) this recently and fully refurbished good sized ground floor one bedroom apartment in the popular village of Stoney Stanton. Attractively presented, viewing is definitely required, and the property briefly comprises an entrance hall, open plan Lounge/Dining area, Kitchen, Double Bedroom and Bathroom. Also, UPVC double glazing, electric heating and parking (currently under refurbishment).

Council Tax - A

Entrance Hall

7'8 x 6'10 (2.34m x 2.08m)

Lounge/Dining Area

13'7 x 18'3 (overall) (4.14m x 5.56m (overall))

Kitchen

6'8 x 5'8 (2.03m x 1.73m)

Bedroom

13'7 x 10'10 (4.14m x 3.30m)

Bathroom

5'8 x 6'8 (1.73m x 2.03m)

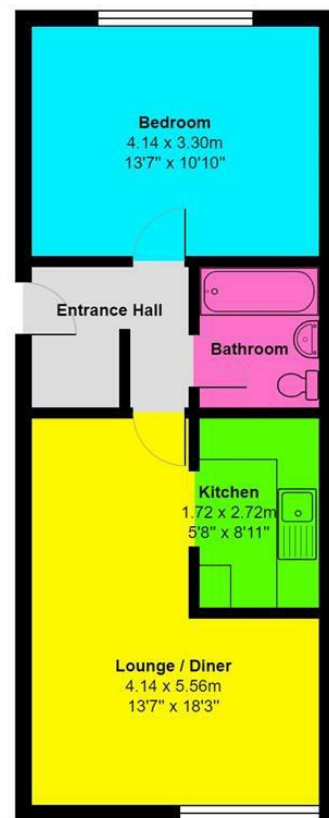
Lease length and Charges

Lease length - 125 years

Service Charge - Circa £1400pa to Orbit Management



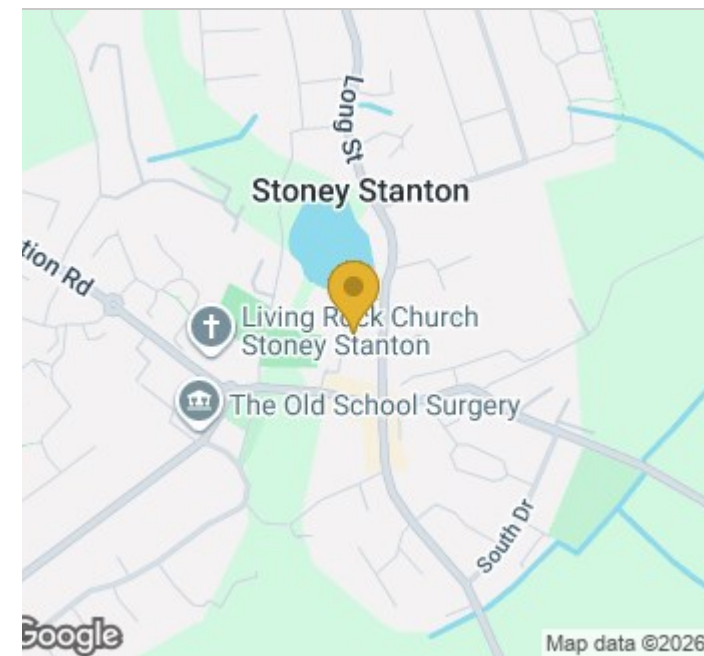




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Total Area: 46.4 m² ... 499 ft²

All measurements are approximate and for display purposes only



Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	62	71
	EU Directive 2002/91/EC	

108 Castle Street, Hinckley, Leicestershire, LE10 1DD
 Tel: 01455 633244 Email: rharris@rhhomesandproperty.com
 www.rhhomesandproperty.com

