



## Andrewes Close, Off Narborough Road

£95,000 Leasehold

A first floor one-bedroom flat offered as an investment opportunity, with tenant in situ generating £750 PCM. Includes resident parking and well-proportioned accommodation throughout.

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: D



0116 274 5544





### **Entrance Hall**

Features vinyl flooring with a herringbone pattern, a walk-in storage cupboard to the side, and a radiator.

### **Living Room**

13' 5" x 11' 11" (4.09m x 3.63m)

Includes a double-glazed window to the side elevation, laminate flooring, a wall-mounted heater, and a radiator.

### **Kitchen**

9' 11" x 8' 8" (3.02m x 2.65m)

Includes a double-glazed window to the side elevation, laminate flooring, a range of side units with an integrated hand wash basin and drainer unit.

### **Bedroom One**

13' 7" x 9' 6" (4.15m x 2.90m)

Includes a double-glazed window to the side elevation, laminate flooring, and a radiator.



### **Bathroom**

6' 0" x 5' 11" (1.82m x 1.80m)

Features a double-glazed head-height window to the side elevation, herringbone-style laminate flooring, WC, wash hand basin, bath, and a radiator.

### **Parking**

Parking is available in the resident parking area.

### **Lease Information**

125 years from 12/11/2007 - 106 Years Remaining

Ground Rent: N/A

Service Charge: £71.91 Per Month



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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