



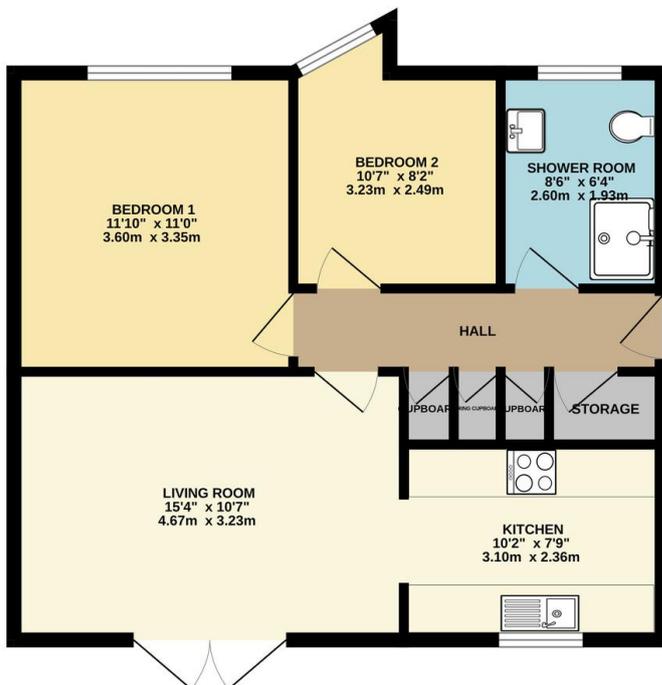
FOR SALE

2 Bed Apartment in Long Street, Wigston LE18 2BQ
£130,000

A beautifully presented two bedroom first floor retirement apartment for the over 55's, ideally located in the heart of Wigston on Long Street. Offered chain free, the property is immaculate throughout and benefits from a lengthy lease along with competitive service and ground charges. Conveniently positioned within easy reach of local amenities, this is an ideal opportunity for those seeking comfortable, low maintenance living in a central location.



GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA: 575 sq.ft. (53.4 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 for 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- Two Bedroom First Floor Retirement Apartment
- Over 55's Development
- Prime Central Wigston Location
- Situated On Long Street
- Offered Chain Free
- Immaculate Throughout
- Spacious And Well Presented
- Lengthy Lease Remaining

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

