



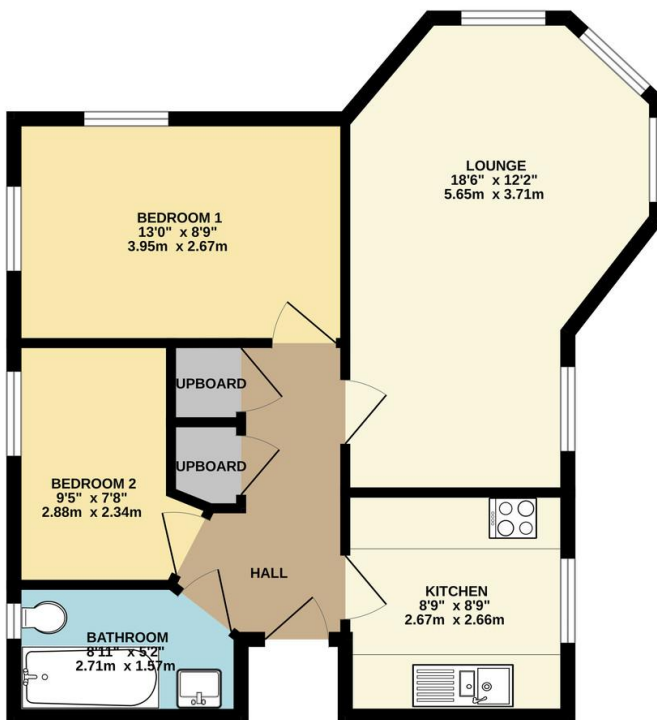
## FOR SALE

2 Bed Apartment in Lock Keeper Close, South Wigston LE18 4NU  
£145,000

A unique and modern ground floor apartment offered to the market with no upward chain, situated within a popular development in South Wigston. Boasting a stylish open-plan living space with a contemporary fitted kitchen, two bedrooms and a modern bathroom suite. The property further benefits from allocated parking and pleasant open views towards the nearby lock and surrounding greenery. Ideally suited for first time buyers, downsizers or investors alike.



GROUND FLOOR  
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 551 sq.ft. (51.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- Chain Free Ground Floor Apartment
- Unique Modern Development In South Wigston
- Open Plan Lounge Kitchen Diner
- Stylish Contemporary Fitted Kitchen
- Two Bedrooms
- Modern Bathroom Suite
- Pleasant Views Towards The Lock
- Allocated Parking Space Included

