

FOR SALE



PARK HILL DRIVE AYLESTONE LEICESTER LE2 8HS

Offers Over

£135,000

FEATURES

- Ground Floor Flat
- Two Bedrooms
- Kitchen
- Off road parking bays for residents
- uPVC double glazing
- Immaculately presented throughout
- Spacious Lounge / Diner
- Entrance Hallway
- Ample storage space
- Gas Central Heating



 **SETHS**

2 Bedroom Ground Floor Flat for sale in Leicester

ENTRANCE HALLWAY

Laminate flooring, radiator, x2 storage cupboards

LOUNGE / DINER

17'3" x 11'5"

Laminate flooring, radiator, access to kitchen, sliding door to small rear garden

KITCHEN

11'1" x 8'0"

Wall and base units with worktops over, 4 ring electric hob with built-in oven and extractor hood, sink with mixer tap and drainer, space for fridge/freezer, plumbing for washing machine, radiator, tiled flooring, partly tiled walls, uPVC double glazed window

BEDROOM 1

12'3" x 9'3"

Laminate flooring, radiator, uPVC double glazed window

BEDROOM 2

9'1" x 6'3"

Laminate flooring, radiator, uPVC double glazed window

BATHROOM

WC, wash hand basin with mixer tap, bathtub with mixer tap and shower overhead, tiled flooring, partly tiled walls, radiator, airing cupboard, extractor fan

OUTSIDE

To the front of the property are off road parking bays for residents. To the rear of the property is a very small garden with border fencing.

LEASE

Please note these are approx. figures. Please be advised that whilst we make every effort to ensure these lease details are accurate, these must be verified by any potential purchaser's solicitors to confirm the same.

Service charge / Ground rent - £115pcm

Lease remaining - 90 years remaining

ADDITIONAL INFO

Tenure: Leasehold

EPC rating: C

Council Tax Band: A

Council Tax Rate: £1,605.15

Mains Gas: Yes

Mains Electricity: Yes

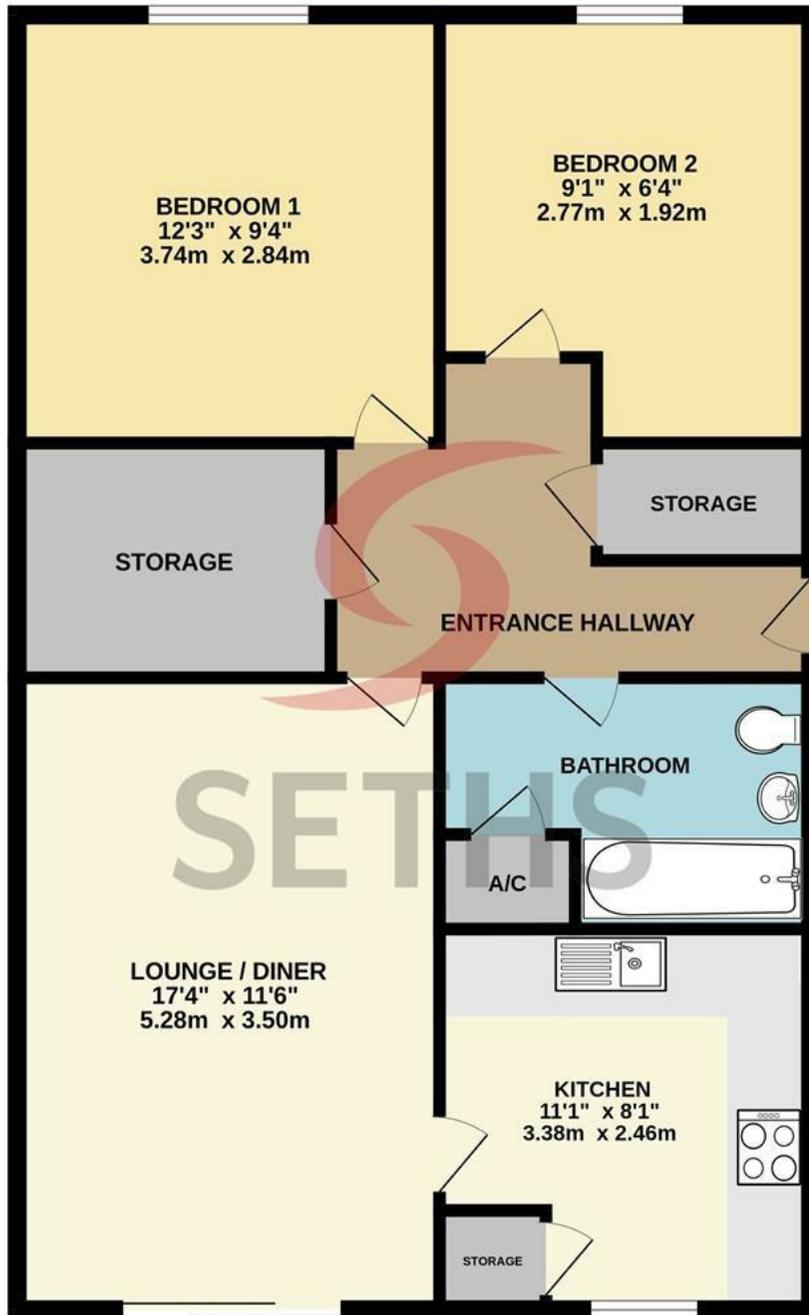
Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Fibre to the Cabinet Broadband



UPPINGHAM ROAD OFFICE SALES | 265 UPPINGHAM ROAD, LEICESTER, LE5 4DG



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Council Tax Band

A

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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

