



Park Hill Court Park Hill Drive,Leicester LE2 8HS

welcome to

Park Hill Court Park Hill Drive, Leicester

Well-presented ground floor flat in Park Hill Court with two double bedrooms, a private garden area, and a practical layout. Includes intercom entry, permit parking and is ready to move into, making it ideal for first-time buyers or investors

Entrance Hall

Two storage cupboards and access to all rooms

Lounge

Patio door leading to the garden and laminate flooring.

Kitchen

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated oven, hob and extractor fan and space for further appliances. Double glazed window to the rear.

Bedroom One

Double glazed window to the front and laminated flooring.

Bedroom Two

Double glazed window to the front and laminated flooring.

Bathroom

Bath with shower over, WC, hand wash basin, tiled flooring and partly tiled walls.

Parking

To the front of the property are off road parking bays for residents.

Rear Of Property

To the rear of the property is a small garden.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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welcome to

Park Hill Court Park Hill Drive, Leicester

- Ground floor flat
- Two double bedrooms
- Private, low-maintenance garden area
- Secure fob/intercom entry
- Permit parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 2035.00

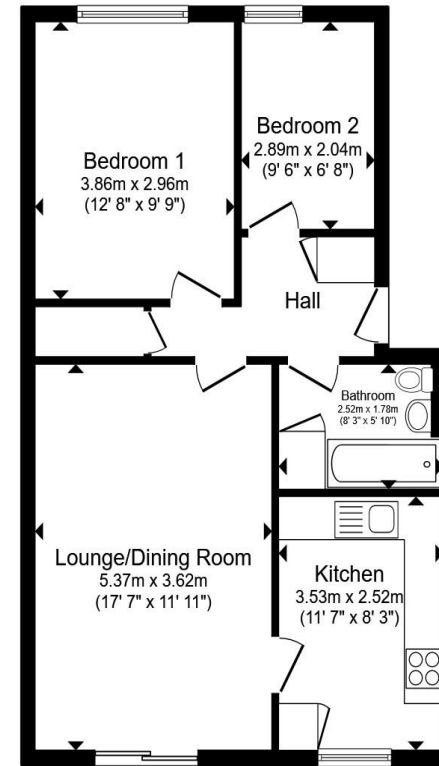
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 28 Aug 1987.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£130,000



Total floor area 58.2 m² (626 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
LHS120840 - 0005

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