ADAMS & JONES

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Service without compromise

52 Dairy Way, Kibworth Harcourt, LE8 0SN









Offers Over £130,000

Situated in a quiet part of this popular and historic small town is this well presented first floor apartment.

Ideally suited to a first time buyer or 'buy to let' investor, this gas centrally heated and double glazed apartment has accommodation to include: Entrance hall, open plan living room and fitted kitchen, two bedrooms and family bathroom. There is also allocated off road parking.

INTERNAL VIEWING IS RECOMMENDED.

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Every care is taken in the preparation of these particulars but their accuracy is not guaranteed nor do they constitute any part of an offer or contract. The property is offered subject to it being unsold and that all offers and negotiations are to be made and conducted through this office. All properties are offered subject to contract.

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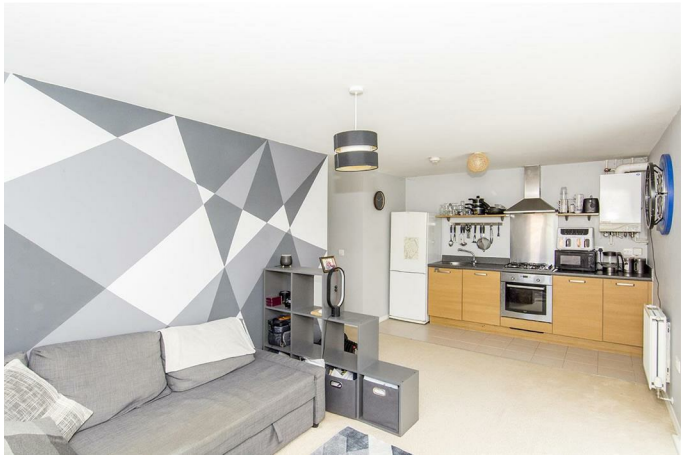
Entrance Hall



Spacious walk in double wardrobe also with space and plumbing for an automatic washing machine. Wood laminate flooring. Boxed radiator. Doors to rooms.

Open Plan Living Room and Kitchen 20'1" x 9'6" min (6.12m x 2.90m min)



Light and airy room with double glazed double doors opening out to a Juliet balcony, and further double glazed window to the side aspect. Range of fitted base units, and laminated work surfaces with complementary tiled splash backs. Fitted oven and four ring gas hob with stainless steel extractor hood over. Stainless steel circular sink. Space for upright fridge/freezer. Wall mounted gas fired combination central heating boiler. Tiled flooring in the kitchen area. Door to walk in storage cupboard. Two radiators.

Kitchen Area Photo



Lounge Area Photo



Bedroom One 13'6" x 7'9" (4.11m x 2.36m)



Double glazed window to the rear. Radiator.

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Bedroom Two 9'6" x 6'2" (2.90m x 1.88m)



Double glazed window to the rear elevation. Radiator and telephone point.

Bathroom



Double shower cubicle with mains shower fitment. Wash hand basin and low level WC. Heated towel rail. Complementary tiling. Opaque double glazed window.

Outside

There is a single allocated parking space numbered 159.

Lease and Service Charges

The property is offered on a leasehold basis with the remaining lease being in excess of 100 years. There is a £150 per annum ground rent, and at the time of preparation of details, the service charge was £90.50 per month. The service charge covers buildings insurance, window cleaning, cleaning of communal areas and trimming of hedges and bushes.

Note For Prospective Purchasers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

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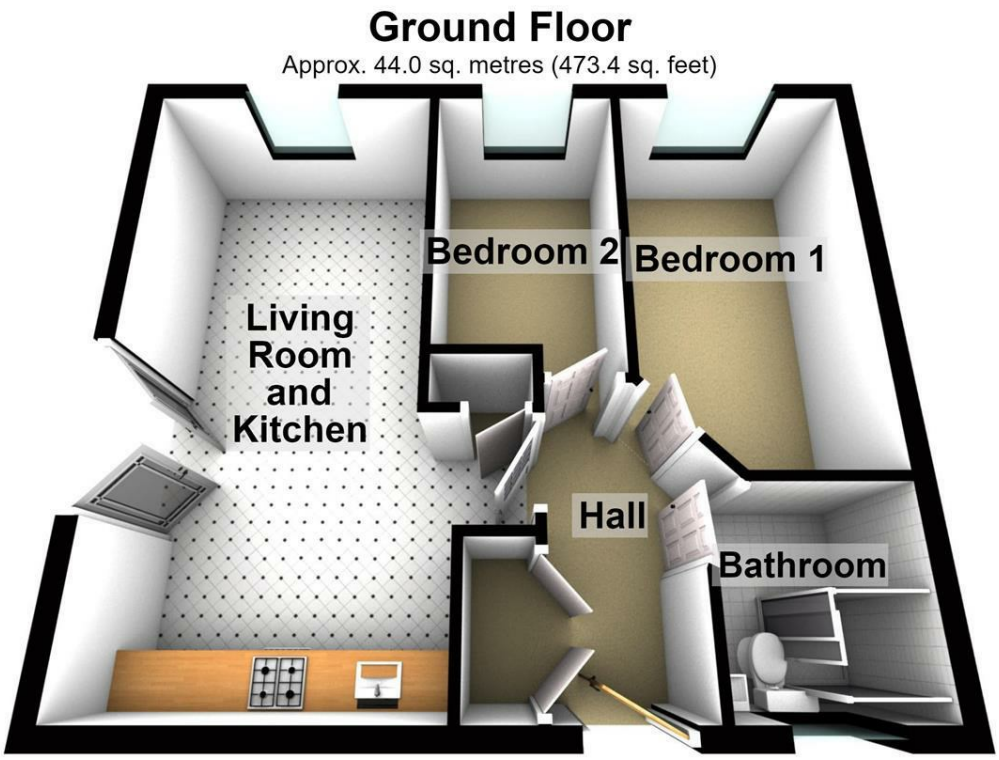
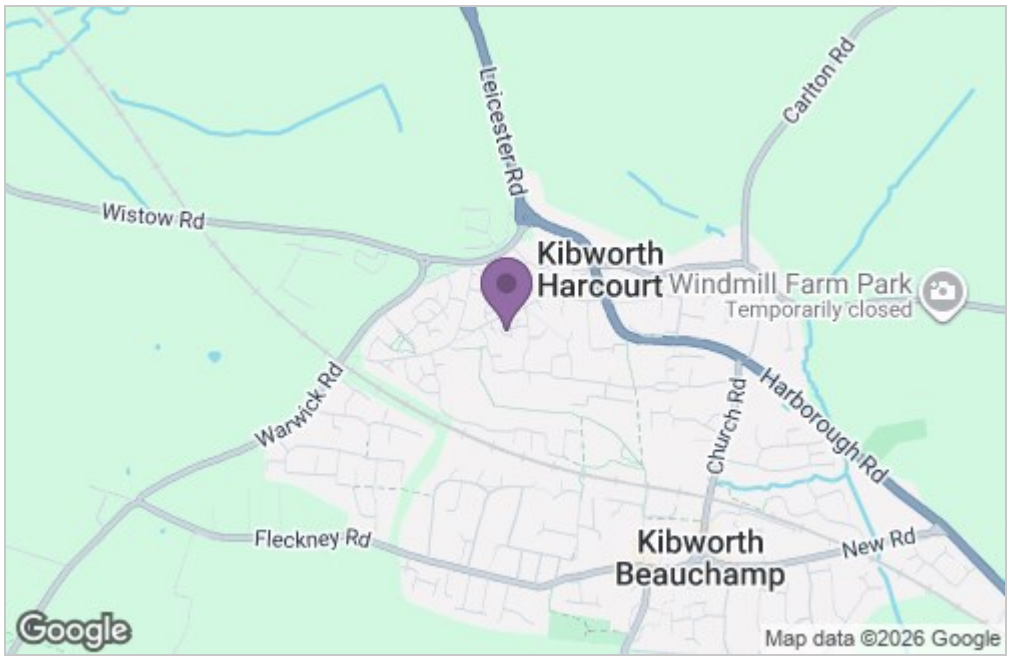
Floor Plan

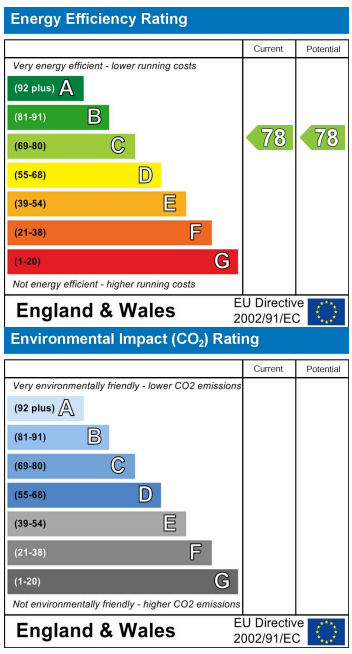


Total area: approx. 44.0 sq. metres (473.4 sq. feet)

Area Map



Energy Efficiency Graph



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