



Younglands Court, Evington Lane, Leicester

£170,000 Leasehold

Stylishly presented one-bedroom flat located on Evington Lane, featuring a private entrance, modern kitchen and bathroom, garage, driveway parking, and access to a communal rooftop terrace.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: TBC



0116 271 3333





Private Entrance

Includes stairs to the first floor, an entrance lobby, two windows to the front elevation, wood-effect flooring, and a radiator.

Kitchen

13' 5" x 9' 6" (4.10m x 2.90m)

Features a sash window to the front elevation, a sink and drainer unit, a range of wall and base units with worktops, a built-in double oven and gas hob with a stainless steel chimney hood, a cupboard housing the boiler, plumbing for a washing machine, and wood-effect flooring.

Living Room

16' 5" x 12' 10" (5.00m x 3.90m)

(narrowing to 2.2m) Features double-glazed French doors leading to the roof terrace, a double-glazed window to the rear elevation with window shutters, an air conditioning unit, a TV point, and two radiators.



Bedroom One

12' 6" x 10' 10" (3.80m x 3.30m)

Includes a double-glazed window to the rear elevation with window shutters, inset ceiling spotlights, an air conditioning unit, fitted wardrobes, and a radiator.

Bathroom

11' 6" x 6' 7" (3.50m x 2.00m)

Features a sash window to the front elevation, a bath with mixer tap and shower attachment, a separate tiled shower cubicle with an overhead rainforest shower and handheld shower, wash hand basin, low-level WC, extractor fan, wood-effect flooring, heated chrome towel rail, storage cupboard, and loft access.

Roof Terrace

A communal rooftop terrace.

Garage

Single garage with an up-and-over door to the front elevation, including power and lighting.

Off Street Parking

Located in front of the garage with capacity for one car.

Lease Information:

Length of Lease - 999 Years from 2022.

Service Charges: £2141.25 Per Year (01/04/26 - 31/03/2027)

Ground Rent: £0.00 Per Year



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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