



**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.





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## 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: Awaited

Council Tax Band: A Service Charge: 2035.00

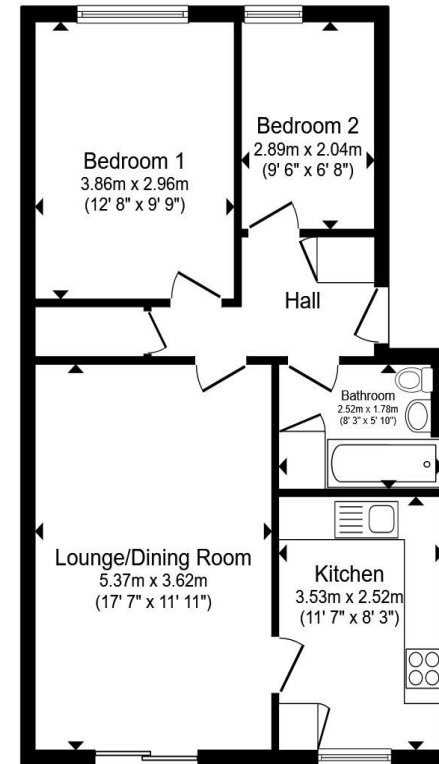
Ground Rent: Ask Agent

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

**£135,000**



Total floor area 58.2 m<sup>2</sup> (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](http://www.propertybox.io)



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Property Ref:

LHS120840 - 0002

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