

for sale

offers in excess of **£150,000**



Loughland Close Blaby Leicester LE8 4PB

This two bedroom apartment is being offered to the market with no onward chain. The property is immaculately presented throughout and would make an ideal first time purchase or investment property. Viewing is highly recommended.



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Entrance Hall

With a door leading into the property and two storage cupboards.

Open Plan Lounge/Kitchen

Lounge Area:

There is an electric radiator.

Kitchen Area:

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, integrated electric oven and electric hob, plumbing for a washing machine, double glazed window to the front and side of the property and patio doors with Juliet balcony.



Bedroom One

With a double glazed window to the front of the property and an electric radiator.

Bedroom Two

There is a double glazed window to the front of the property and electric radiator.

Bathroom

There is a bath with shower over, wash hand basin, wc, partly tiled walls and a radiator.

Outside

There is one allocated parking space.





Total floor area 53.3 m² (574 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



directions to this property:

Proceed out of Blaby along Enderby Road and at the roundabout take the third exit onto Winchester Avenue. Turn left onto Foulds Lane and left again onto Loughland Close where the property is located.

To view this property please contact Connells on

T 0116 247 7477
E blaby@connells.co.uk

8-10 Leicester Road BLABY
 LEICESTER LE8 4GQ

Property Ref: BLA309932 - 0003

Tenure:Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1138.88

Ground Rent: 150.00

view this property online

connells.co.uk/Property/BLA309932

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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