

# Sinclair



8 Adam Morris Way, Coalville

£123,000

## 8 Adam Morris Way

Coalville

This TWO BEDROOM GROUND FLOOR APARTMENT situated within the centre of the popular commuter town of Coalville comes to the market offering an inviting entrance hall, open plan lounge/diner opening into the kitchen, two good sized bedrooms with fitted wardrobes and a shower room. Also benefiting from allocated car parking, this property would make an ideal first time purchase or investment property. Early viewings come highly advised in order to avoid disappointment.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Ground Floor Apartment
- Two Bedrooms
- Lounge/Diner & Kitchen
- Shower Room
- Off Road Parking
- Centre of Town Location



## GROUND FLOOR

### Entrance Hall

Comprising timber effect laminate flooring, a storage cupboard and an airing cupboard housing the hot water cylinder.

### Shower Room

5' 9" x 6' 0" (1.75m x 1.83m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin with tiling to splash prone areas, a double walk-in shower enclosure with thermostatic water mixer tap, shaver point ceramic tiled flooring and an extractor fan.

### Bedroom

12' 6" x 9' 3" (3.81m x 2.82m)

Having uPVC double glazed window to side and a range of fitted wardrobes.

### Bedroom

13' 3" x 6' 5" (4.04m x 1.96m)

Having a range of fitted wardrobes and a uPVC double glazed window to side.

### Lounge/Diner

12' 0" x 16' 2" (3.66m x 4.93m)

Enjoying three uPVC double glazed windows to front and opening into the kitchen.

### Kitchen

6' 2" x 8' 2" (1.88m x 2.49m)

Inclusive of a range of wall and base units with rolled edge work surfaces, a sink and drainer unit, four ring electric hob with extractor hood, an electric oven and grill, space and plumbing for appliance and ceramic tiled flooring.

### Lease & Charges

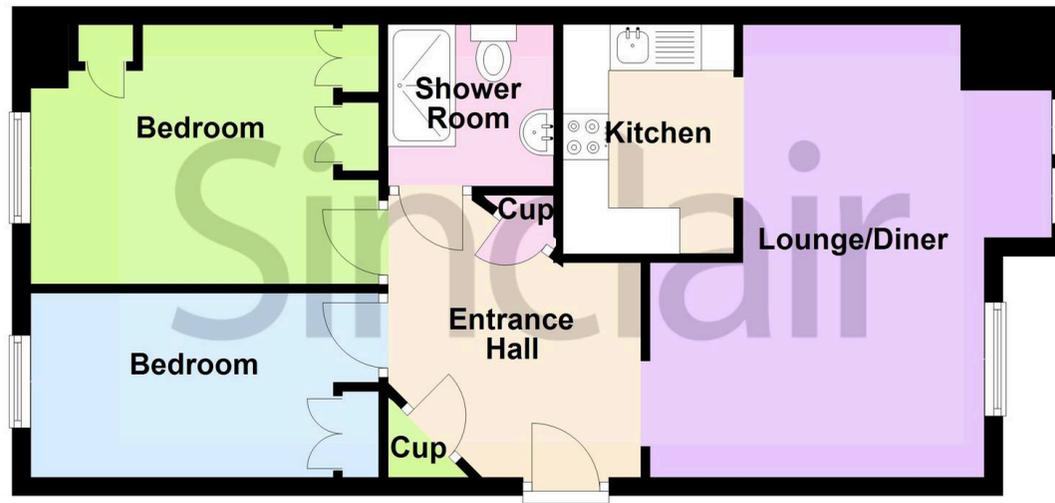
The property has 134 years remaining on the lease. The service charge is £ 140.19 per month. The ground rent is £82.50 every 6 months.

### Allocated parking

Having an allocated parking place.



### Ground Floor





## Sinclair Estate Agents

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