



9A STADON ROAD, LEICESTER, LE7 7AY

£147,000

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Situated in the highly sought-after village of Anstey, this well-presented two-bedroom ground floor apartment is ideal for first-time buyers, downsizers seeking accessible living, or investors looking to achieve approximately £900pcm in rental income. Built around 2007, the apartment offers generous room sizes and practical layout.

A wide entrance hallway provides excellent space and includes storage cupboards, one of which houses the large hot water tank. The main bathroom features tiled walls, WC, wall-mounted sink, bath with mixer tap and shower over, glass splashback, and a wall-mounted heated towel rail.

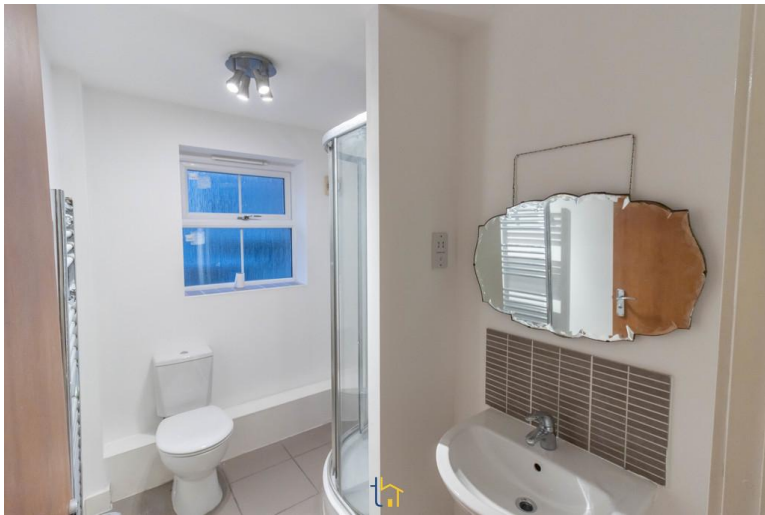


There are two double bedrooms, including a primary bedroom with ensuite comprising WC, sink, and spacious shower with a thermostatic mixer.

The lounge is well-proportioned and flows into the kitchen diner, which offers a range of wall and base units, built-in electric oven, hob and extractor, sink and drainer with mixer tap, and a breakfast bar area. The property is fully electric, double glazed, and has been freshly decorated throughout.



Externally, there is an allocated parking space to the rear and a large private storage area located to the right of the front door. The apartment is offered to the market with no onward chain.





GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan, the measurements of this, and any other, floor plan are approximate and no responsibility is taken for any error. The plan is for general guidance only and should not be used as a guide for prospective purchasers. The services, systems and appliances shown have not been used and are guaranteed as being operational at the time of the plan.
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