

wards
Residential

Flat 51, Rossendale Road, Earl Shilton, LE9 7NS

£850.00 Per calendar month

*** Available Immediately ***

Wards are pleased to offer to the rental market this spacious two bedroom ground floor apartment, situated within this popular residential development on the fringe of Earl Shilton town centre. The property is within easy walking distance of the town centre, its wide range of amenities and local bus routes. The accommodation briefly comprises: Entrance hall, Living Room, Kitchen, 2 Double Bedrooms and Bathroom. Externally, there is one allocated parking space. The property benefits from newly installed UPVC double glazed windows, electric radiators and flooring throughout.

Deposit - £980
Holding deposit - £196
EPC - D
Council tax band - A

Entrance Hall

Spacious hallway giving providing access to all rooms in the property. Newly installed electric radiator and vinyl flooring.

Living Room

4.11 x 3.03 Metres

Large living area with a new UPVC double glazed windows to the front elevation. Newly installed electric radiator and carpeted flooring.

Bathroom

2.76 x 1.64 Metres

White three-piece suite comprising pedestal wash hand basin, low flush WC and bath with new electric shower over. Vinyl flooring and white tiled splashbacks around wet areas. New UPVC double glazed window to the side elevation.

Kitchen

2.17 x 1.76 Metres







Modern shaker style kitchen with a range of grey base

Bedroom 2

3.58 x 1.96 Metres

Additional double bedroom with a new UPVC double glazed window to the rear elevation and carpeted flooring.

Outside

Allocated parking space & visitor parking accessed via barrier controlled private car park.

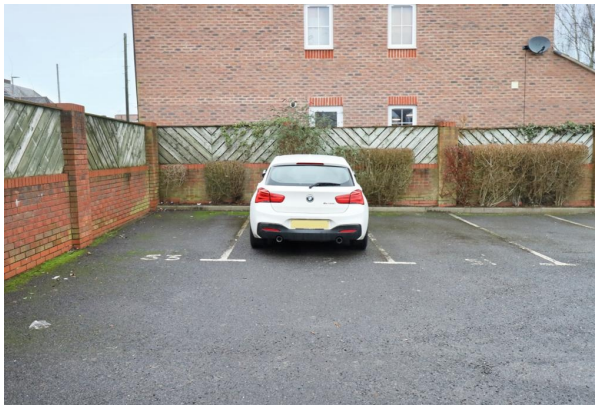










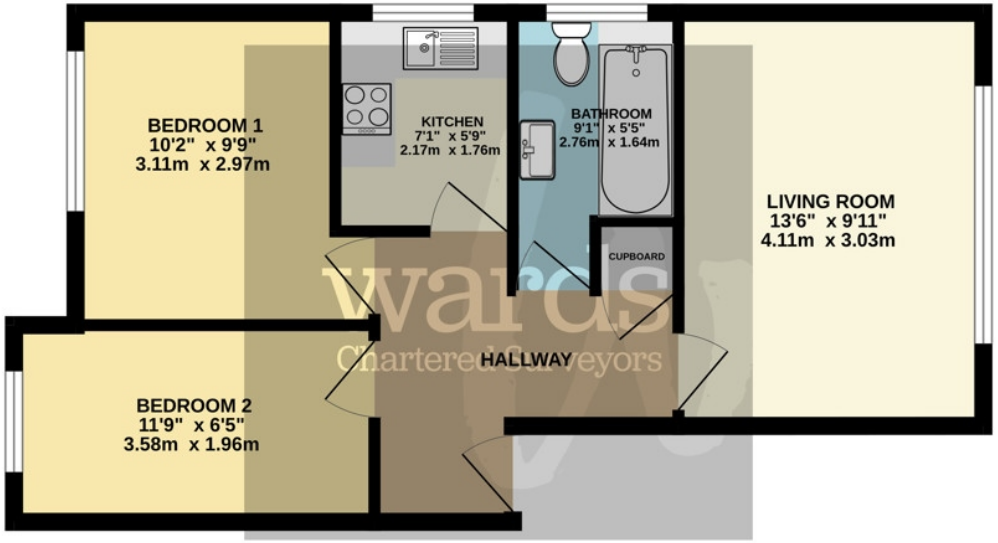


EPC Rating - D (65)

Council Tax Band - A

Call 01455 251771 to make an appointment to view this property

GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 456 sq.ft. (42.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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wards
Residential

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