

# Holders

A Modern Estate Agent



**106b High Street, Ibstock, LE67 6LJ**

**£90,000**

Holders Estate Agents are delighted to bring to market with no upwards chain this immaculately presented two bedroom first floor flat. The property is in a central location in Ibstock within walking distance of all the local shops and amenities. It offers parking, a hallway, two bedrooms, shower room, lounge, kitchen, garage and small garden. Cash buyers only

## **Summary**

Upon entry to the property you arrive in the entrance hall, this provides access to both bedrooms, shower room and lounge.

The lounge is a great sized room with a large window to the rear elevation allowing lots of natural light in, it is open to the kitchen at the one side.

The kitchen is fitted with a modern range of wall and base units with matching countertops above. There is under counter space for a washing machine, space for a fridge freezer, integrated electric oven and hob, inset sink drainer and window to the rear elevation.

Both bedrooms are of good proportions and situated at the front of the property, each has a window to the front elevation overlooking the High Street.

The shower room is fitted with a three piece suite comprising a low level w.c., walk in shower, sink unit and skylight.

Outside the property offers parking if available and there is also a small garden behind the single garage with the property.

Agents note: Cash buyers only, there are 47 years remaining on the lease, there is a ground rent of £20pa and an annual service charge of £250. The gardens don't appear to be used by residents but could be utilised if cleared.

## **Disclaimer**

1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in

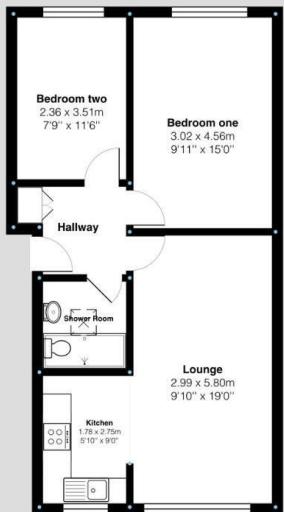
these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

## **Extra Information**

To check Internet and Mobile Availability please use the following link: [checker.ofcom.org.uk/engb/broadband-coverage](http://checker.ofcom.org.uk/engb/broadband-coverage) To check Flood Risk please use the following link: [check-long-term-flood-risk.service.gov.uk/postcode](http://check-long-term-flood-risk.service.gov.uk/postcode)

## Floor Plan

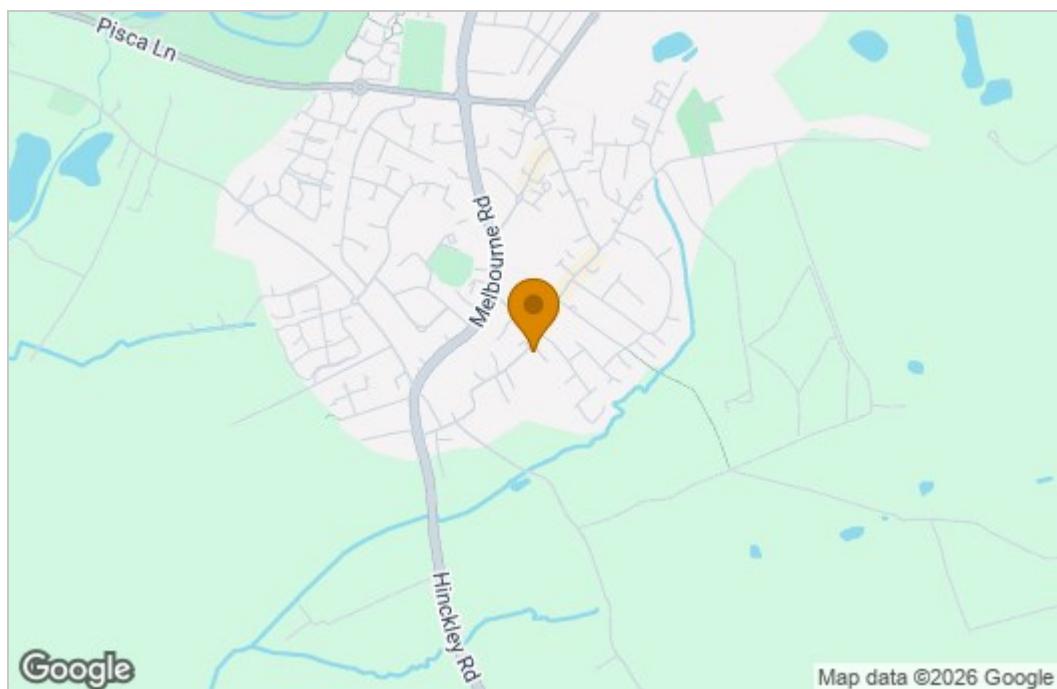
Floor Plan:



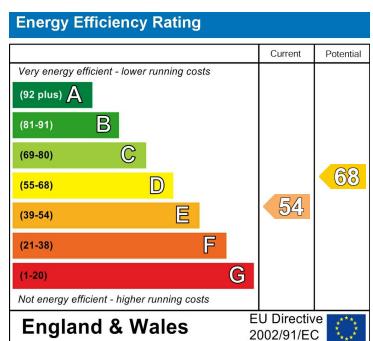
High Street, Ibstock  
Internal Square Footage: Approx 527 sq.ft

**Holders**  
A Modern Estate Agent

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1 Field Street, Shepshed, LE12 9AL  
Tel: Email: