



**Rearsby House Stillington Crescent, Hamilton Leicester LE5 1BR**

**welcome to**

**Rearsby House Stillington Crescent, Hamilton Leicester**

A modern two bedroom apartment in Hamilton, Leicester, with allocated parking and Juliet balcony. The property comprises of entrance hall, lounge/kitchen, two bedrooms and a bathroom. Call now to arrange a viewing



### **Entrance Hall**

With radiator.

### **Lounge / Kitchen**

17' 3" x 18' 3" ( 5.26m x 5.56m )

Window to the front with Juliet balcony and two radiators. The kitchen area is fitted with wall and base units with work surfaces over, sink drainer unit, integrated oven and hob.

### **Bedroom One**

9' 8" x 12' ( 2.95m x 3.66m )

Window to the rear and radiator.

### **Bedroom Two**

9' 8" x 10' 7" ( 2.95m x 3.23m )

Window to the rear and radiator.

### **Bathroom**

Window to the side, bath with shower over, WC, hand wash basin and radiator.

### **Parking**

The apartment benefits from one allocated parking space.

### **Agents Note**

A greenbelt charge for Hamilton applies and the Vendor has advised that the payment made is £150 per year. Any prospective buyer is advised to clarify this information with their legal representative.



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welcome to

## Rearsby House Stillington Crescent, Hamilton Leicester

- For Sale With Tenant In Situ
- Allocated Parking
- Two Bedrooms
- Juliet Balcony
- Fitted Kitchen

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2229.76

Ground Rent: 216.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£110 000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LHS119929 - 0003

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