

Room Sizes

Entrance Hall

Open Plan Living Kitchen Diner

17'8" x 15'3"

Downstairs WC

Bedroom One

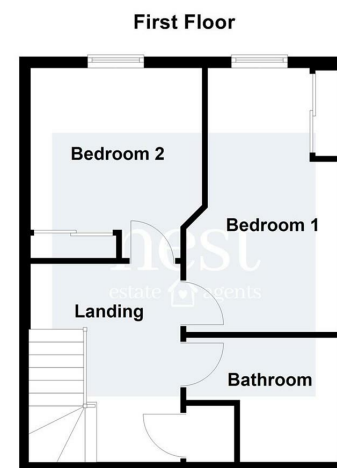
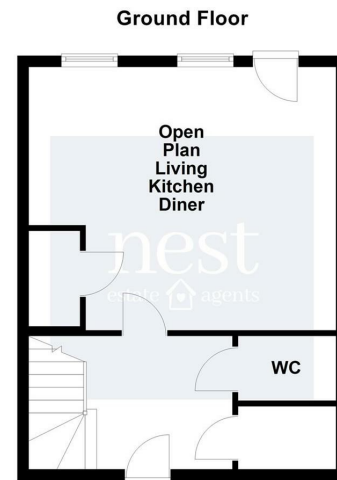
15'3" x 9'6"

Bedroom Two

10'9" x 9'6"

Shower Room

9'6" x 7'3"



Sycamore Street, Blaby, Leicester LE8 4HW

£165,000

FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

VIEWING Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

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OFFER PROCEDURE If you are obtaining a mortgage on this property one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

MONEY LAUNDERING Money laundering regulations 2003 - Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

The Story Begins

- First Floor Apartment
- Entrance Hall
- Downstairs WC
- Cloakroom
- Open Plan Living Kitchen Diner
- Two Double Bedrooms
- Family Walk In Shower Room
- Leasehold
- EPC - D
- Council Tax Band - B

Location Is Everything

Set in a fantastic position within walking distance into Blaby village. Blaby boasts a host of amenities for everyone young and old. A village centre with a good selection of shops including two supermarkets, a post office, two pharmacies and health centres, a hotel, a library, a dentist, two Primary Schools with a secondary school in the next village, several churches and Bouskell & Northfield Park. Blaby is well known for its easy access to the city centre and motorway networks. Stroll around Blaby and you will find a designated conservation area with a wealth of charm and character. A lovely village with lots on offer.



Inside Story

City living in the heart of Blaby village, this well-presented two-bedroom apartment, located on the first floor, offers wonderful living accommodation over two floors. Accessed via a security door into a shared lobby, a staircase leads to the first floor, and access into the apartment.

On entering into the apartment, the entrance hall provides access to a useful storage cupboard and a convenient cloakroom having a low level wc and wash hand basin, stairs lead to the first floor. A door opens up into the open-plan living areas, where the real highlight awaits: a stylish, open-plan kitchen, lounge and dining area. Thoughtfully designed to feel modern and effortless, this spacious living space is ideal for relaxing, entertaining, and making the most of everyday comfort. The newly installed modern kitchen area is fitted with units, an integrated oven, electric hob, integrated fridge freezer, integrated dishwasher, and plumbing for a washing machine, offering both style and practicality. The living and dining area is spacious, with room for more than one sofa as well as a dining table, perfect for entertaining friends and family. Upstairs, the apartment comprises two well-proportioned double bedrooms, each benefiting from built-in storage space. The contemporary family shower room, also recently fitted, has been tastefully updated and features a walk-in shower, WC, and wash hand basin. Externally gated access leading to allocated parking. This property would make an ideal purchase for first-time buyers, investors, or those looking to downsize.

There are charges payable, as this is a leasehold property, which will need to be verified with the solicitors on purchase, the current owner advises that there is an annual ground rent of £150, split into two payments throughout the year. Last year, the previous owner had paid two payments of £901.82 for service charge, in July and December.

Call next your local family agent for an early viewing.

