

for sale

£100,000



Winterburn Gardens Whetstone Leicester LE8 6ZH

A first floor over 55's apartment which is assisted warden controlled. The property is well presented and comprises: lounge/diner, kitchen, one double bedroom and bathroom. There is electric heating and viewing is recommended.



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Agents Note:

The term of the lease is 99 years from 29/09/1990, which means there are currently 63 years remaining. This may impact on mortgage lending requirements. Interested parties should make further enquiries.

Entrance

A door at the front of the property leads to the staircase.

First Floor Landing

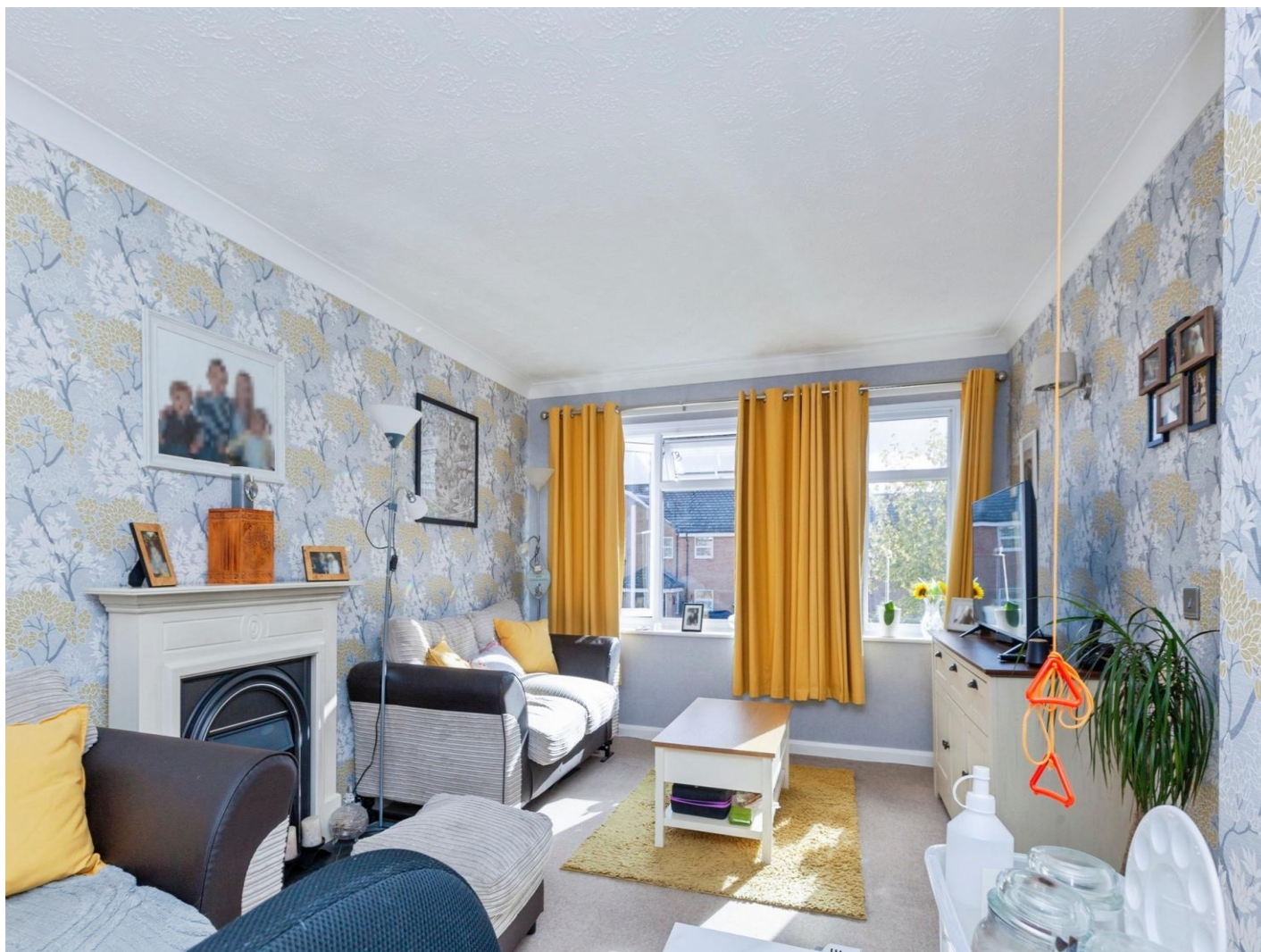
With stairs rising from the ground floor, storage cupboard and doors through to the accommodation.

Lounge

There are two double glazed windows to the side of the property and coving to the ceiling.

Kitchen

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, integrated electric oven and hob with cooker hood over, space for a fridge, plumbing for a washing machine and double glazed window to the side of the property.



Bedroom

With a double glazed window to the front of the property, coving to the ceiling, built in wardrobes and electric radiator.

Bathroom

There is a bath with shower over, wash hand basin and wc.

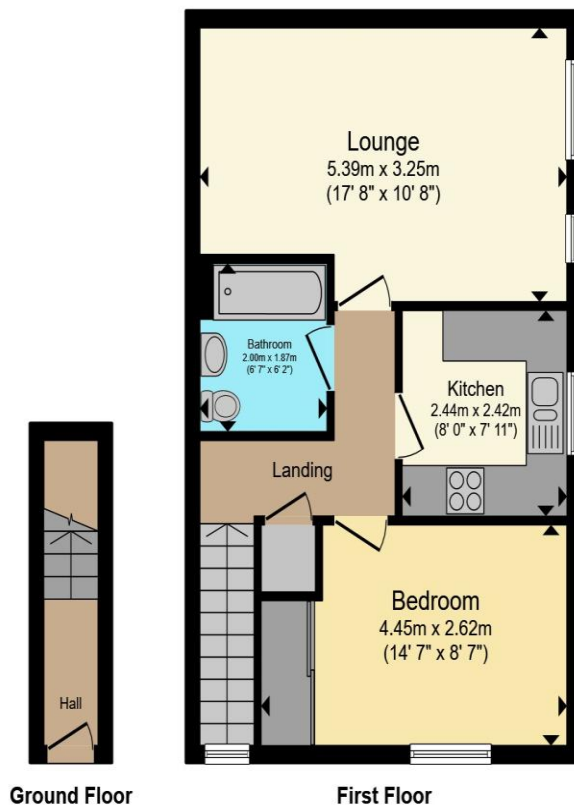
Outside

There is residents parking and communal gardens

Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 48.8 m² (525 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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directions to this property:

Proceed out of Blaby along Enderby Road and at the roundabout continue straight ahead. Turn left onto Victoria Road which then becomes High Street. Turn left onto The Nook and right onto Winterburn Gardens where the property is located.

To view this property please contact Connells on

T 0116 247 7477
E blaby@connells.co.uk

8-10 Leicester Road BLABY
LEICESTER LE8 4GQ

Property Ref: BLA310180 - 0003

Tenure:Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1296.00

Ground Rent: Ask Agent

view this property online
connells.co.uk/Property/BLA310180

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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