



St. Pauls Close, Oadby LEICESTER LE2 4LZ

Not for marketing purposes INTERNAL USE ONLY

welcome to

St. Pauls Close, Oadby LEICESTER

A two-bedroom first-floor flat for the over-55s, offering spacious accommodation including a lounge, kitchen/diner and accessible shower room. Requiring modernisation throughout, the property provides an excellent opportunity to create a home to your own specification. Early viewing advised.

Entrance Hall

Accessed via the main entrance door, the hallway provides access to all rooms within the flat. Offering a practical layout with useful storage potential, the space presents an excellent opportunity for a purchaser to modernise and redecorate to their own taste and specification.

Lounge

A spacious reception room featuring a double glazed window allowing for plenty of natural light and central heating. Offering excellent potential, this room would benefit from modernisation and redecoration, providing an ideal opportunity to create a comfortable living space tailored to individual tastes.

Kitchen/ Diner

Fitted with a range of wall and base units incorporating a sink and drainer, this kitchen/diner provides ample space for both cooking and dining. Benefiting from a double glazed window and central heating, the room offers excellent potential for modernisation and improvement to create a stylish and functional family space.

Bedroom 1

A generously sized double bedroom benefiting from a double glazed window and central heating. Offering good proportions and plenty of natural light, the room presents an excellent opportunity for modernisation and redecoration to create a comfortable and stylish principal bedroom.

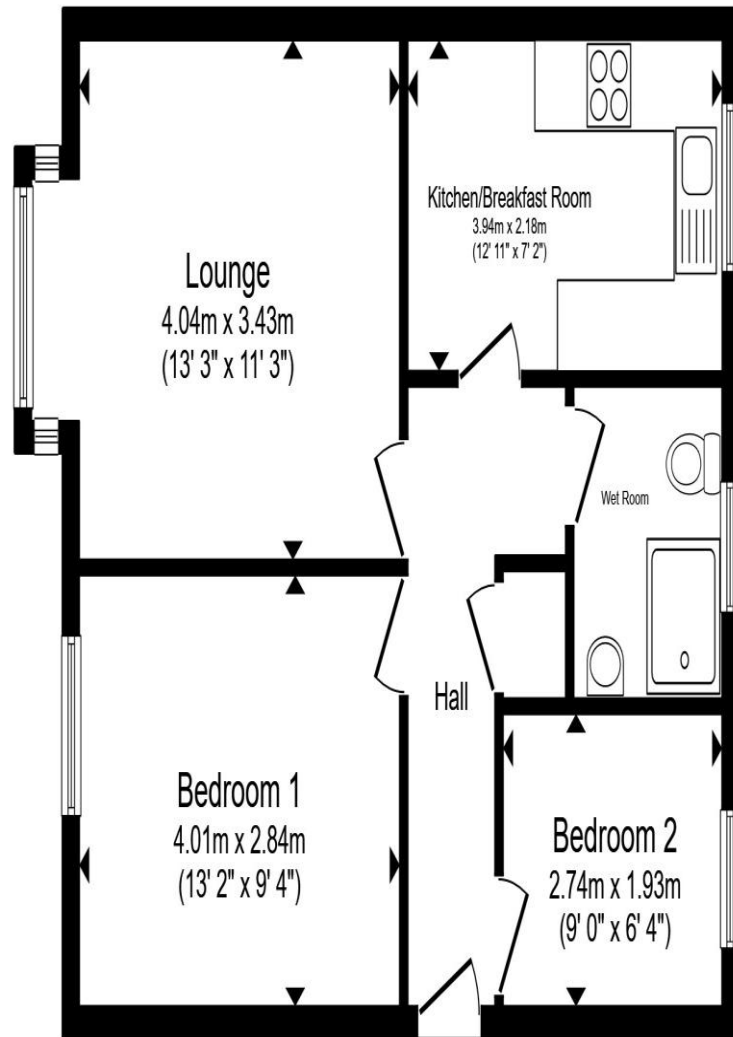
Bedroom 2

A well-proportioned bedroom benefiting from a double glazed window and central heating. Offering plenty of natural light and versatile accommodation, the room provides excellent scope for

modernisation and redecoration to suit individual requirements.

Bathroom

Fitted with a walk-in disabled-access shower, W/C and wash hand basin. Benefiting from a double glazed window and heated towel rail, the bathroom offers a practical layout and would benefit from modernisation and updating to suit modern tastes.



Total floor area 52.3 m² (563 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



welcome to
St. Pauls Close,
Oadby LEICESTER

- Oadby
- Over 55's
- Two bedroom
- Double glazing
- Central heating

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: 2069.00

Ground Rent: 184.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£90,000



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Property Ref:
OAD109040 - 0003

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