

FOR SALE
Hermitage Court, Honeywell Close
Oadby
Leicester LE2 5QQ



ASKING PRICE: £169,950

- Beautifully Positioned Top Floor Apartment
- Open Plan Living Kitchen With Integrated Appliances
- GCH & Double Glazing
- Located In The Popular Area of Oadby
- 2 Double Bedrooms, Bathroom & Shower Room
- Allocated Secure Parking Within a Private & Gated Complex



Location

This property is located within a secure residential development overlooking St Peters Church, 2 minutes' walk from Oadby Village and 15 minutes from central Leicester. The area benefits from being in close proximity to many shops, schools, eateries and much more. The area is serviced by frequent bus links to and from Leicester City Centre.

Description

A well-presented, contemporary 2 bedroom top floor apartment which comprises; a communal entrance with secure intercom, lift to all levels, entrance hall with a large store cupboard, open plan living kitchen with juliet balcony, 2 double bedrooms, en suite and family bathroom. Externally, an allocated parking space.

Accommodation

All measurements are approximate:

Communal Entrance Hall

With a secure intercom system.

Entrance Hall

Storage cupboard, pendant light point, radiator, power points.

Lounge and Open Plan Kitchen - 19' 9" x 13' 7" (6.02m x 4.14m)

Double glazed double door with juliet balcony, tv point, open to kitchen with a full range of cupboard and drawer base units set beneath a quality worktop, coordinating wall mounted units, extractor hood, five burner gas hob, electric oven, stainless steel sink unit with hot and cold mixer taps, integrated appliances, radiator, power point, pendant light fitting.

Bedroom 1 - 13' 3" x 9' 5" (4.04m x 2.87m)

Double glazed window to front, radiator, power points, pendant light fitting.

With en suite Shower Room

Bedroom 2 - 11' 9" x 7' 9" (3.58m x 2.36m)

Double glazed window to front, radiator, power points, pendant light fitting.

Walk-In Dressing Room - 9' 8" x 9' 5" (2.94m x 2.87m)

Bathroom

Panelled bath, pedestal wash hand basin, low-level WC, tiled surrounds and heated towel rail, pendant light fitting.

Outside

Allocated parking space behind a secure automated gate giving access to the private car park.

Tenure

Leasehold. We have been advised that there is a 99 year lease from 2006 with 83 years remaining, a service charge of £1350 per annum and a ground rent of £500 per annum.

EPC

Band C.

Council Tax

The property falls within Band B.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Local Authority

Oadby and Wigston Borough Council.

Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

Email: info@shonkibrothers.com



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REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB

REGISTERED NUMBER: 5393795

VAT NUMBER: 856 0294 16

