



Apt 8, Ronald Court Avenue Road, Leicester

£105,000 Leasehold

Over 55s first-floor apartment in a **welcoming community setting**, with no onward chain, communal gardens, allocated parking, Hotpoint fridge/freezer and Hoover washer/dryer.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C



0116 274 5544





Entrance Hall

13' 1" x 4' 9" (4.00m x 1.45m)

With cloaks cupboard and wall heater.

Sitting Room

14' 1" x 10' 1" (4.29m x 3.07m)

With double glazed window to rear elevation, TV point, and wall heater.

Kitchen

10' 7" x 5' 2" (3.23m x 1.57m)

With double-glazed windows to the rear elevation, stainless steel sink and draining unit, a range of wall and base units with work surfaces over, built-in oven and electric hob, plumbing for a washing machine, space for a fridge-freezer, and lino flooring.



Bedroom

12' 2" x 9' 6" (3.70m x 2.89m)

With double-glazed windows to the rear elevation, a wall heater, and built-in wardrobes.

Shower Room

7' 11" x 5' 7" (2.41m x 1.70m)

With a walk-in tiled shower cubicle with electric shower, pedestal wash hand basin, low-level WC, airing cupboard, lino flooring, and heated towel rail.

Communal Garden

Communal rear garden with clothes drying area

Parking

Allocated parking space to the rear

Lease Information:

101 Years Remaining

Ground Rent: £407.36 PER YEAR

Service Charges: £200.60 PER MONTH



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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