



wards
Residential

Flat 14, Peggs Close, Earl Shilton, Leicester, LE9 7BF
£110,000

Leasehold

An excellent opportunity to purchase this two bedroom first floor apartment, situated within this popular residential development on the fringe of Earl Shilton town centre. The property is within easy walking distance of the town centre and its wide range of amenities and also local bus routes. The accommodation briefly comprises: Living Room, Kitchen, Two Bedrooms and Bathroom. Externally, there is one allocated parking space. Double glazing and gas central heating.

Porch/Entrance Hall

Convenient entrance hall with separate porch area, intercom access from the ground floor and storage cupboard.

Lounge

4.44 x 3.7 Metres

Spacious living area with carpeted flooring and UPVC French doors leading to a Juliet balcony to the rear elevation.

Kitchen

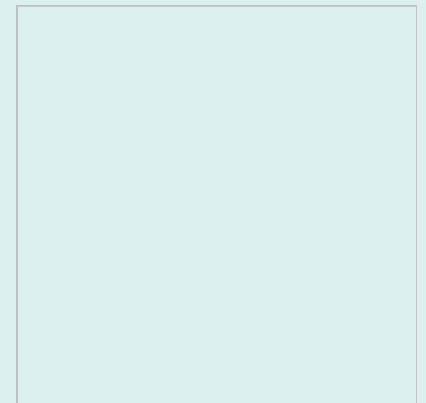
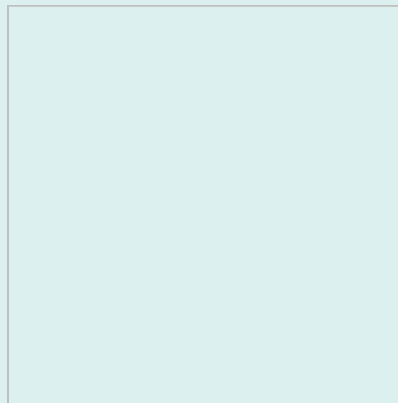
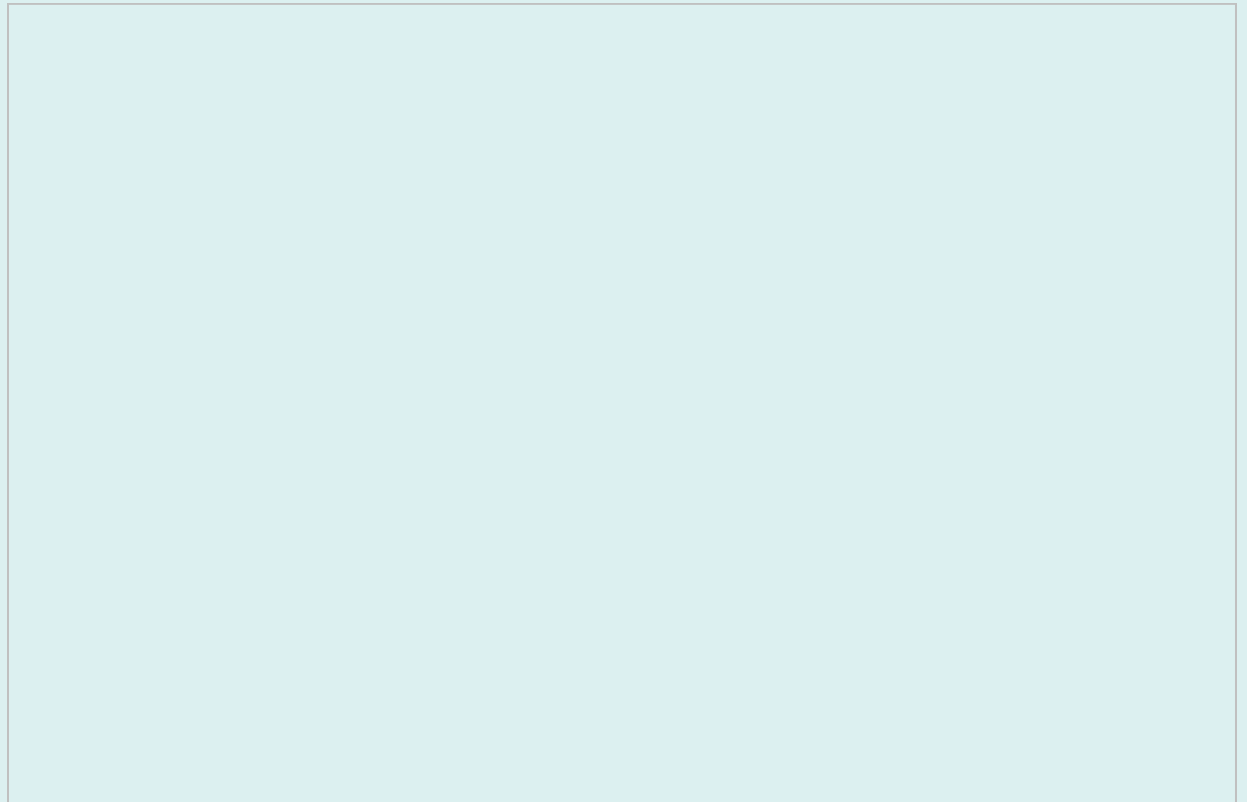
2.67 x 2.34 Metres

Fitted with laminated wooden wall and base units with contrasting work surfaces above. Tiled splash backs and flooring, stainless steel sink and drainer, gas hob and fitted single oven. Cupboard housing the boiler, plumbing for a washing machine and UPVC double glazed window to the side elevation.

Bathroom

2.06 x 1.72 Metres

Fitted with a three-piece white suite including a low flush WC, pedestal sink, shower over bath, tiled flooring, tiled splash backs and an extractor fan.



Bedroom 1

3.97 x 2.78 Metres

Sizable double bedroom with a fitted wardrobe, UPVC double glazed window to the rear elevation and carpeted flooring.

Bedroom 2

3.97 x 3.04 Metres

Second double bedroom with UPVC double glazed window to the rear elevation with carpeted flooring.

Outside

Set back from the road, the property benefits from a nominated car parking space in the communal car park along with ample visitor parking.

Leasehold Information

We are advised that the lease was granted for a period of 125 years from January 2005.

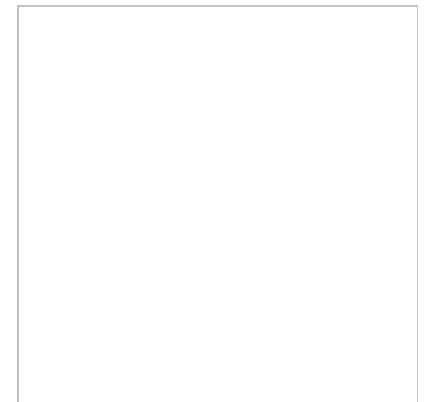
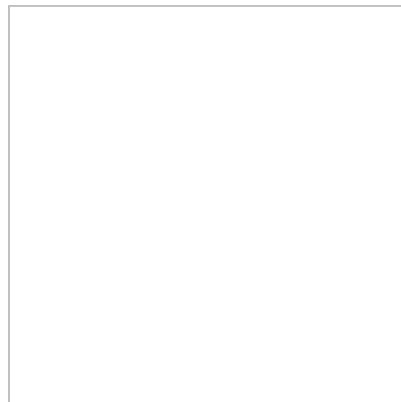
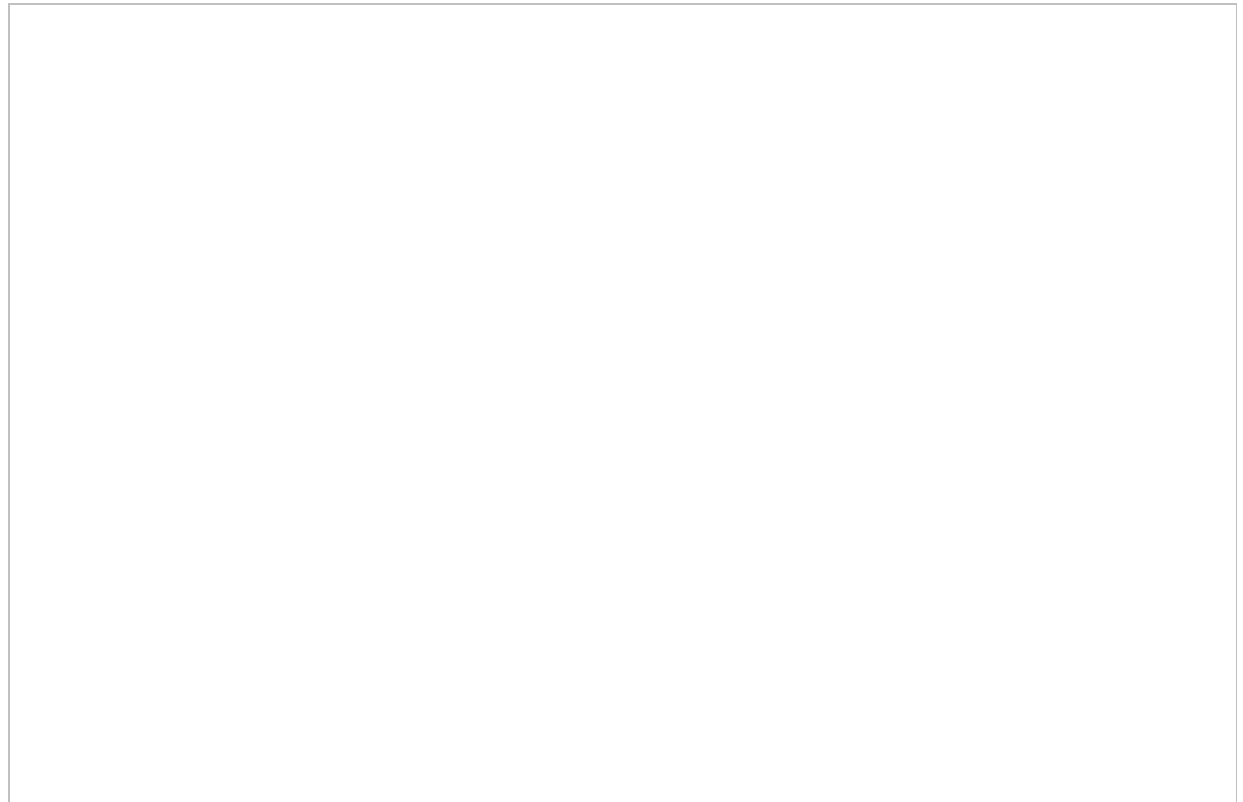
The development is managed by the selling agent, Ward Surveyors Ltd.

The Service Charge is £1,523 per annum with an annual Ground Rent of £100.

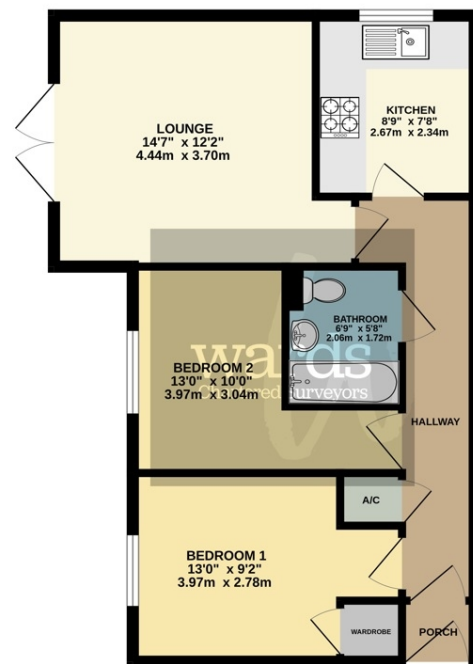
EPC Rating - C (80)

Council Tax Band - B

Call 01455 251771 to make an appointment to view this property



GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA: 561 sq.ft. (52.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars, whilst intended & believed to be accurate are set out as a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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