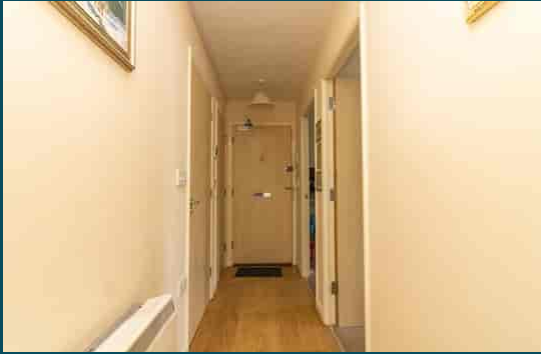




1a Blakeshay Close, Leicester LE39QZ

MOORE  
& YORK



### Property at a glance:

- Two Bedroom Ground Floor Apartment
- Popular Location
- No Upward Chain
- Allocated Parking & Communal Grounds
- Open Plan Living Area
- Short Drive Glenfield Hospital & Western Bypass
- Ideal Buy To Let or First Time Buy

Asking Price £135,000 Leasehold



Purpose built two bedroom ground floor apartment situated in the heart of the popular Bradgate Heights Development offering easy access to local facilities, Glenfield Hospital and the Western Bypass offering excellent transport links. The apartment is being sold with no upward chain and the centrally heated and double glazed accommodation briefly comprises entrance hall, open plan living area incorporating lounge/dining and kitchen areas, two bedrooms and bathroom and stands in communal grounds with allocated parking space. The apartment would ideally suit the first time and investment purchaser alike and we recommend a early viewing.

#### DETAILED ACCOMMODATION

Secure access leading to;

#### COMMUNAL ENTRANCE

Hardwood door leading to;

#### HALLWAY

Electric storage heater, built in cupboard.

#### LOUNGE/DINING AREA

19' 8" x 9' 6" (5.99m x 2.90m) UPVC sealed double glazed French doors, electric heater, TV point, UPVC sealed double glazed window, open plan aspect leading to;

#### KITCHEN AREA

9' 7" x 8' 8" (2.92m x 2.64m) Comprising sink unit with cupboard under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven and four piece ceramic hob with extractor fan over set in matching hood, fridge/freezer space, plumbing for washing machine.

#### BEDROOM 1

11' 4" x 9' 5" (3.45m x 2.87m) Electric heater, UPVC sealed double glazed window, fitted wardrobe.





## **BEDROOM 2**

11' 4" x 6' 5" (3.45m x 1.96m) Electric heater, UPVC sealed double glazed window.

## **BATHROOM**

6' 9" x 5' 5" (2.06m x 1.65m) Three piece suite comprising paneled bath, pedestal wash hand basin and low level WC, wall mounted heater, UPVC sealed double glazed window.

## **OUTSIDE**

Communal lawns and parking with allocated space.

## **SERVICES**

All main services are understood to be available excluding gas. Central heating is electric, electric power points are fitted throughout the property. and windows are double-glazed.

## **VIEWING**

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

## **MAKING AN OFFER**

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal, potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

## **TENURE**

Leasehold  
102 years lease remaining  
Ground Rent £100 per annum  
Service Charge £1500 per annum

## **EPC RATING**

D

## **COUNCIL TAX BAND**

Leicester B

## **FLOOR PLANS**

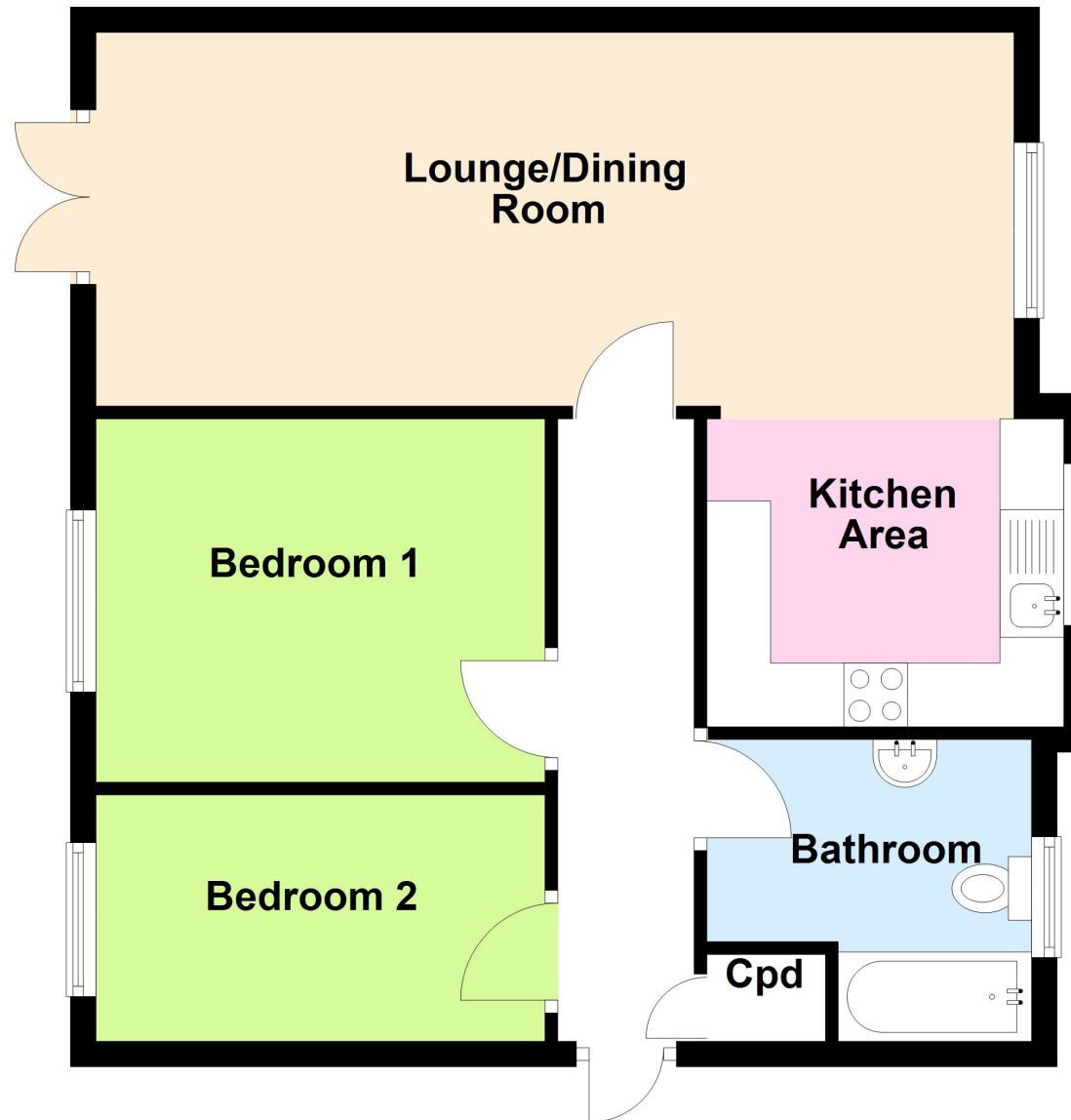
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

## **IMPORTANT INFORMATION**

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.



# Ground Floor



IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property "if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

