



Flat 32 Highfield Court, Earl Shilton, LE9 7NS  
Offers over £79,000

wards  
Residential



Leasehold. INVESTMENT OPPORTUNITY - NO CHAIN. An excellent opportunity to purchase this one bedroom second floor flat, with sitting tenant, 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, Bedroom and Bathroom. Externally, there is one allocated parking space. Double glazing and storage heaters.

### Hall

5.36 With intercom access from the ground floor and loft access hatch.

### Kitchen

2.35 x 2.83 Metres

With cream base units with granite effect work surface over. Stainless steel sink and drainer along with BEKO washing machine and Lamona oven and electric hobs with extractor over. White tile splash back surrounding. Tile effect vinyl flooring. UPVC double glazed window.



### Lounge

With laminate flooring and two UPVC double glazed windows.

### Bathroom

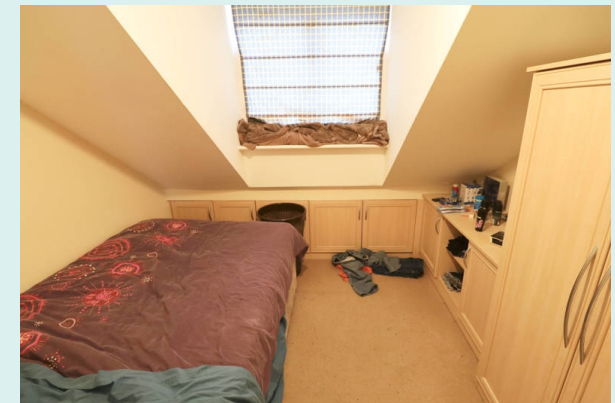
2.35 x 1.98 Metres

Fitted with a three piece suite comprising pedestal sink, low flush WC and bath with shower over. Airing cupboard with hot water cylinder. Extractor fan. Tile effect vinyl flooring and wall tiling.

### Bedroom

2.38 x 2.86 Metres

With fitted bedroom furniture and UPVC double glazed window.



### Outside

The property benefits from an allocated car parking space in the communal car park.

### **Leasehold Information**

The property is held long leasehold for a period of approximately 999 years from September 2000.

The development is managed by the selling agent (Ward Surveyors Ltd). Maintenance charges are as below:

Ground Rent - £100 per annum

Service Charge - £942 per annum

Reserve Fund - £50 per annum

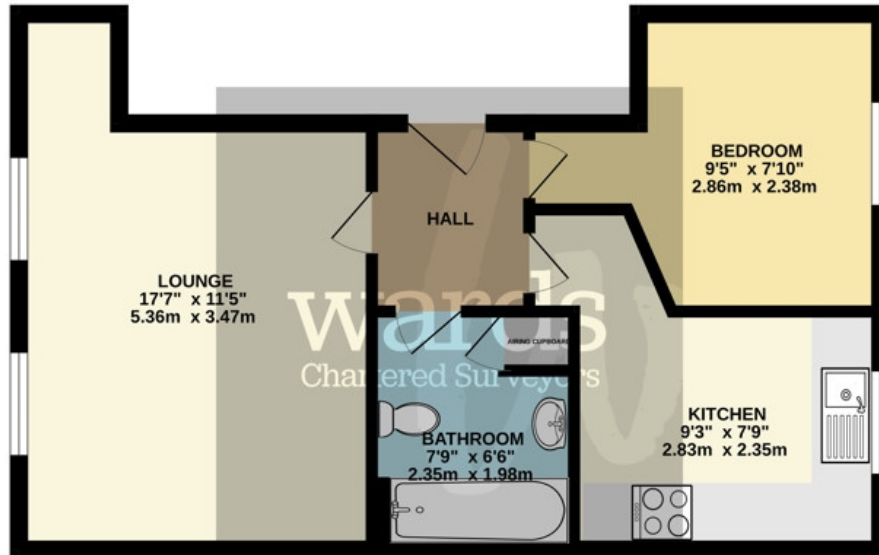
### **EPC Rating - to be supplied**

### **Council Tax Band - A**

**Call 01455 251771 to make an appointment to view this property**



GROUND FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 418 sq.ft. (38.8 sq.m.) approx.  
Whilst 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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