



wards
Residential

10 Vicarage Court, Earl Shilton, LE9 7BW
£82,000

Leasehold. NO CHAIN. LEASEHOLD APPROX. 64 YEARS REMAINING. This recently refurbished one bed roomed ground floor flat is situated in a residential development just outside of Earl Shilton town centre. The property benefits from easy access to the town centre, local bus and commuter routes. The accommodation comprises of the following: Entrance Hall, Lounge, Kitchen, Double Bedroom and Bathroom. Allocated parking space for one car at the rear of the building. Electric heating.

Hall

0.55 x 2.76 Metres

With immersion heater, intercom and two built in storage cupboards.

Kitchen

1.85 x 3.56 Metres

Comprising wooden base and wall units with marble effect work surface over and tiled splash back. Stainless steel sink and drainer. Electric hob and single oven. Electric heater and plumbing for washing machine. Tiled flooring. Double glazed window to the rear elevation.



Lounge

5.81 x 3.57 Metres

Spacious living room with electric fireplace and double glazed window to the front elevation.



Bedroom

2.88 x 3.58 Metres

Double bedroom with double glazed window to the rear elevation.



Bathroom

1.72 x 1.95 Metres

Tiled three-piece suite comprising bath with electric shower over, low flush WC, pedestal sink, extractor fan and two electric shaving points.

Outside

There is one allocated car parking space in the car park located at the rear of the property, accessed from Vicarage Street.

Leasehold Information

We are advised that the lease was granted for a period of 99 years from 25 December 1989.

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

Service charges are as below:

Service charge
Ground rent

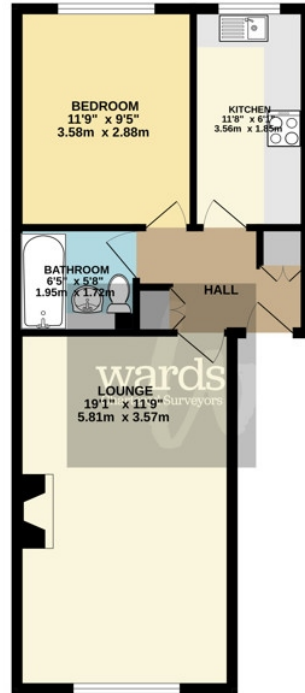
EPC Rating - C(70)

Council Tax Band - A

Call 01455 251771 to make an appointment to view this property



GROUND FLOOR
482 sq. ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA - 482 sq. ft. (44.8 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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