



Flat 45 Highfield Court, Earl Shilton, LE9 7NS
£97,500

wards
Residential

NO CHAIN. LEASEHOLD - 974 YEARS UNEXPIRED. An excellent opportunity to purchase this refurbished one bedroom ground floor flat 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: Lounge, Kitchen, Bedroom and Bathroom. Externally, there is one allocated parking space in the secure car park. UPVC double glazing and storage heaters.

Kitchen

3.57 x 1.97 Metres

Fitted with a range of cream base and wall units with laminate work surfaces over and stainless steel sink and drainer. Integrated appliances include a newly fitted oven with electric hob and extractor over. Tiled splash backs and UPVC double glazed window to the rear elevation.

Lounge

4.5 x 4.15 Metres

With laminate flooring and UPVC double glazed window to the front elevation.

Bedroom

3.02 x 3.09 Metres

With newly fitted carpet and UPVC double glazed window to the rear.

Bathroom

2.12 x 1.76 Metres

Recently refurbished and fitted with a three-piece white suite including low flush WC, pedestal sink and corner shower. Tiled splash backs and extractor fan.

Outside

Externally, there are attractive communal gardens and the property benefits from an allocated car parking space in the secure communal car park.



Leasehold Information

The property is held long leasehold for a period of approximately 999 years from September 2000 (Approximately 974 years unexpired).

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

Ground Rent - £100 per annum

Service Charge - £1,080 per annum

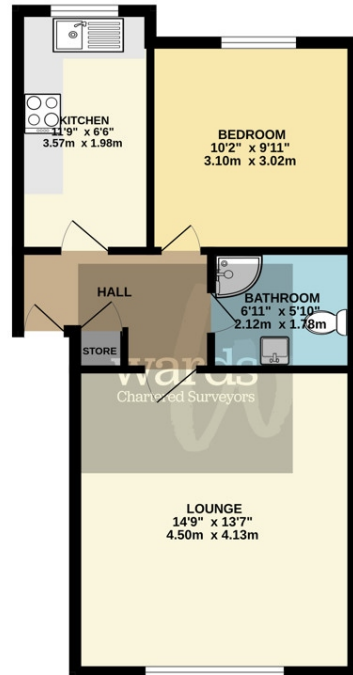
EPC Rating - to be supplied

Council Tax Band - A

Call 01455 251771 to make an appointment to view this property



GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA: 466 sq.ft. (43.3 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.
Made with Netpex 10/20

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.



20 Station Road
Hinckley Leicestershire LE10 1AW

01455 251771
info@wardsonline.co.uk

wardsonline.co.uk



Ward Surveyors Limited - Registered in England No.4567836