



Flat 1, 215 Leicester Road, Enderby, Leicester. LE19 2BJ

- Two Bedroom Maisonette Ideally Located For Fosse Park/Motorway Network
- Ent Area, Breakfast Kitchen
- Landing, Living Room, Two Bedrooms, Family Bathroom
- Gas Fired Central Heating System, Double Glazing
- Small Rear Courtyard, Allocated Parking
- No Onward Chain, Viewing Recommended
- EPC Rating D & Council Tax Band A
- Leasehold for a term of 999 years



PROPERTY DESCRIPTION

Ideal investment or first time buy. Well presented spacious two bedroom maisonette ideally located for Fosse Park, Meridian Business Park and the M1/M69 motorway network. Offering accommodation over two floors the property comprises of an entrance door with entrance area and stairs to the first floor accommodation, there is open access to the 15ft breakfast kitchen with modern base and wall units, fitted oven/hob along with integrated fridge/freezer and dishwasher along with door leading out to a small rear courtyard. To the first floor the landing leads to a modern bathroom with white suite and separate shower cubicle, there is a principal double bedroom to the rear and a smaller single to the front. The good size living room is also located to the front with a bay window. The property further benefits from gas fired central heating system and double glazing and there are two allocated parking spaces to the front. Ground rent is advised at £100 per annum, service charge currently tba. EPC rating is D and Council tax band A. *Photo shows block*



ROOM DESCRIPTIONS

Entrance Area

6' 4" x 5' 11" (1.93m x 1.80m)

Breakfast Kitchen

15' 0" x 7' 6" (4.57m x 2.29m)

First Floor Landing

Living Room

11' 7" x 11' 1" plus bay area (3.53m x 3.38m)

Bedroom

12' 5" x 11' 5" (3.78m x 3.48m)

Bedroom

7' 7" x 7' 3" (2.31m x 2.21m)

Family Bathroom

8' 10" x 7' 6" (2.69m x 2.29m)

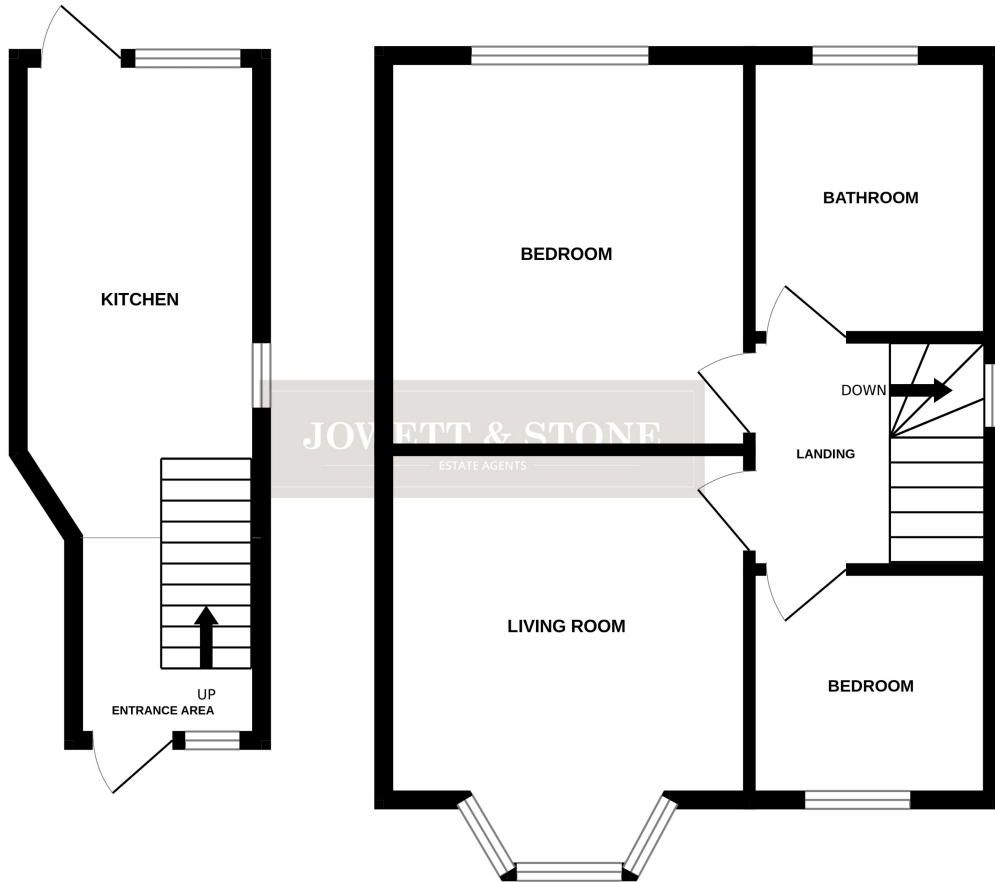
External

Rear Courtyard



GROUND FLOOR

1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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