

TO  
LET



Main Street, Broughton Astley, Leicester LE9 6RD

£825 pcm

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## PROPERTY DESCRIPTION

BRAND NEW! - This first floor flat has fantastic accommodation comprising, entrance hall, open plan living dining fitted kitchen with feature window to the side, inner hall, master bedroom, family bathroom. The property benefits from UPVC double glazing electric underfloor heating, communal gardens with allocated parking. Internal viewing comes highly recommended!

## POINTS OF INTEREST

- *First Floor Flat*
- *Open Plan Living Ftd Kitchen*
- *Master Bedroom*
- *Bathroom*
- *Allocated Parking*
- *Communal Gardens*
- *Viewing Essential*



## ROOM DESCRIPTIONS

### Ground Floor

#### Communal Entrance Hall

UPVC double glazed door to the front aspect and stairs to first floor landing

### First Floor

#### Communal Landing

#### Open Plan Living Fitted Dining Kitchen

14' 2" x 15' 2" (4.32m x 4.62m) Two UPVC double glazed windows to the front aspect, feature UPVC double glazed window to the side aspect, UPVC double glazed door to the side aspect, being fitted with a range of wall and base units with built in oven, hob, extractor, sink/drainage, plumbing for washing machine, laminate flooring and ceiling spot lights.

#### Inner Hall

Built in airing cupboard.

#### Master Bedroom

11' 2" x 10' 10" (3.40m x 3.30m) UPVC double glazed window to the rear aspect.

#### Bathroom

UPVC double glazed window to the rear aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, bath with shower over.

#### Outside

To the rear there is a communal garden area. To the front there is allocated off road parking.

#### Additional Notes:

Council tax band A (Harborough District Council)

Standard Brick Construction Tiled Roof

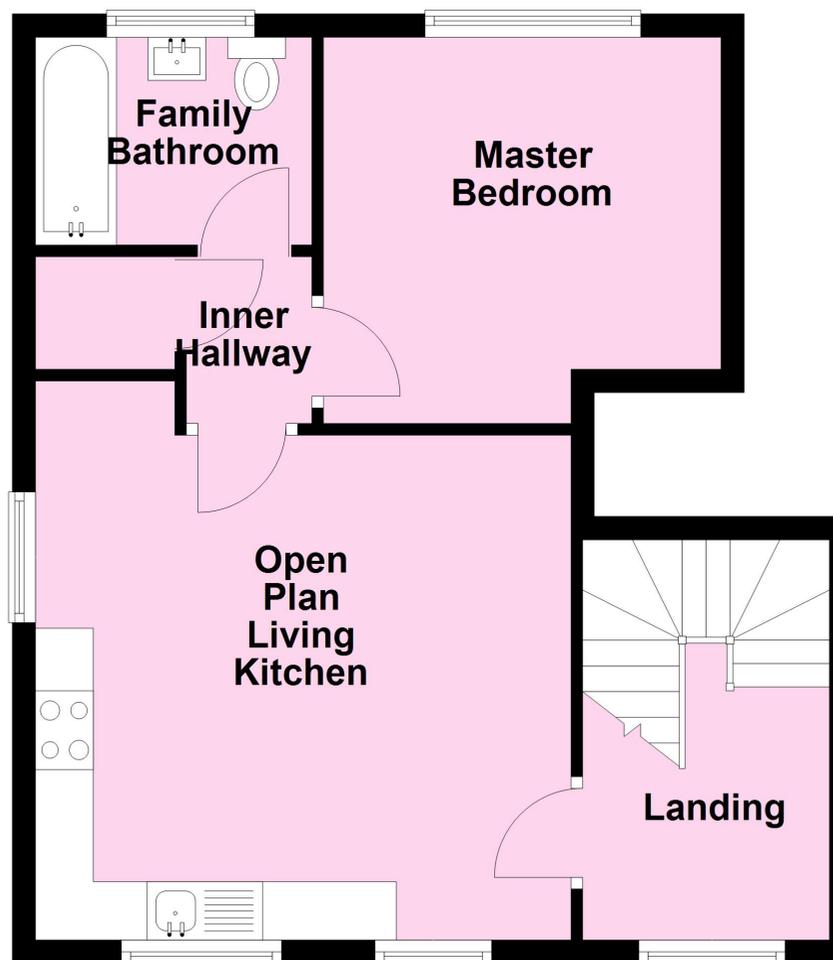
Connected to mains water/electric/sewerage

Multiple Choice for Broadband/phone signal

No flood risks that we are aware of

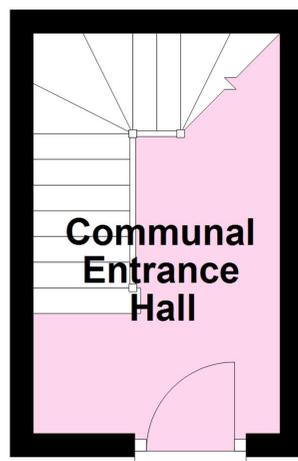
## First Floor

Approx. 47.1 sq. metres (507.2 sq. feet)



## Ground Floor

Approx. 7.3 sq. metres (78.7 sq. feet)



Total area: approx. 54.4 sq. metres (585.9 sq. feet)

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