

TO  
LET



Copt Oak Court, Narborough, LEICESTER LE19 3WY

£750 pcm

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## PROPERTY DESCRIPTION

Excellent Location On Offer! - With this spacious first floor flat which has accommodation comprising, main entrance hall, private entrance hall, lounge/diner, fitted kitchen, two bedrooms and family bathroom. The property benefits from gas fired central heating to radiators, double glazing. The property is situated with great access to all local amenities and facilities and internal viewing is essential.

## POINTS OF INTEREST

- *First Floor Flat*
- *Two Bedrooms*
- *Lounge/Diner*
- *Kitchen*
- *Bathroom*
- *Viewing Essential*



## ROOM DESCRIPTIONS

### Ground Floor

#### Main Entrance Hall

Secure door to front aspect, stairs to flat entrance.

### First Floor

#### Entrance Hall

UPVC double glazed door to side aspect, built in airing cupboard, cloak cupboard and radiator.

#### Lounge/Diner

Double glazed window to front/side and two radiators.

#### Fitted Kitchen

Double glazed window to front aspect, being fitted with a range of wall and base units with built in sink/drain, free standing oven, plumbing for washing machine, part tiled walls and ceiling spot lights.

#### Bedroom One

Double glazed window to rear aspect and radiator.

### Bedroom Two

Double glazed window to rear aspect and radiator.

#### Additional Information:

Council tax band A (Blaby District Council)

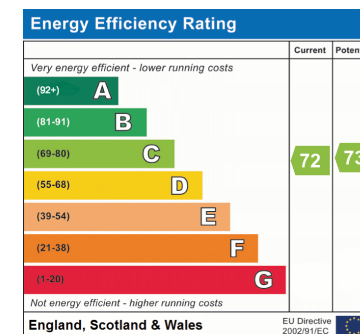
Standard Brick Construction / Tiled Roof

Connected to mains

gas/water/electric/sewerage

Multiple Choice for Broadband/phone signal

No flood risks that we are aware of





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