

TO
LET



Flat 5 Elizabeth Court Main Street, Broughton Astley, Leicester LE9 6RD

£825 pcm

77, Main Street, Broughton Astley, Leicester, LE9 6RE
01455 285555 lettings@davidrobinsonestates.co.uk

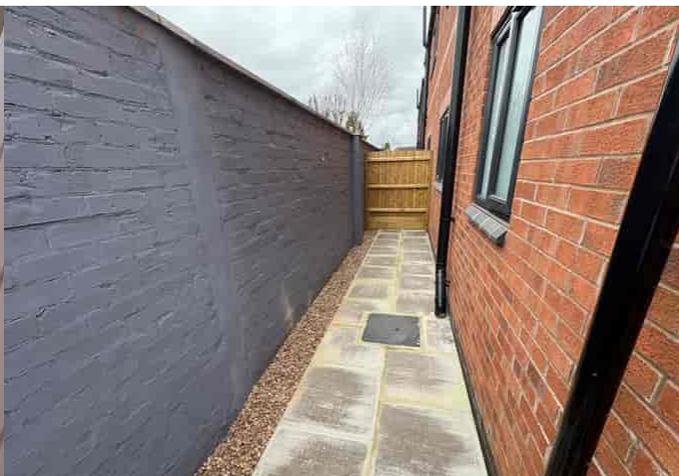
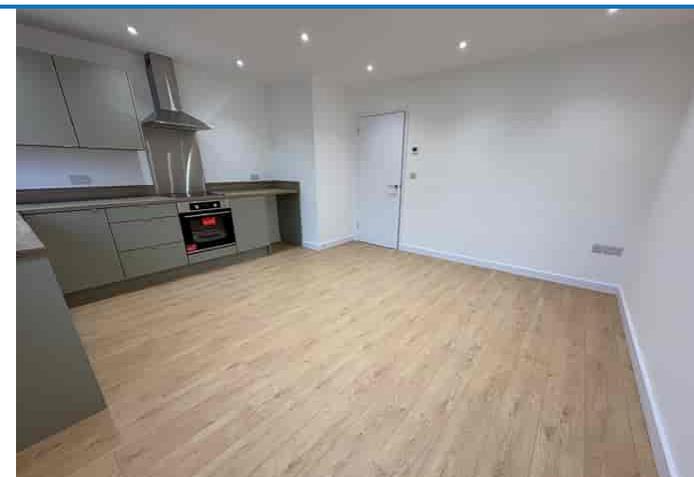


PROPERTY DESCRIPTION

BRAND NEW! - This GROUND 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. The flat has its own private courtyard plus communal gardens with allocated parking. Internal viewing comes highly recommended!

POINTS OF INTEREST

- *Ground Floor Flat*
- *Double Bedroom*
- *Open Plan Living Ftd Kitchen*
- *Bathroom*
- *Allocated Parking*
- *Courtyard Garden*
- *Communal Gardens*
- *Viewing Essential*



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Double glazed door to the side aspect, built in airing cupboard and laminate flooring.

Open Plan Living Fitted Dining Kitchen

14' 3" x 15' 3" (4.34m x 4.65m) 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/drain, plumbing for washing machine, laminate flooring and ceiling spot lights.

Master Bedroom

11' 7" x 10' 10" (3.53m 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 and ceiling spot lights.

Outside

To the rear there is a courtyard garden and a further 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

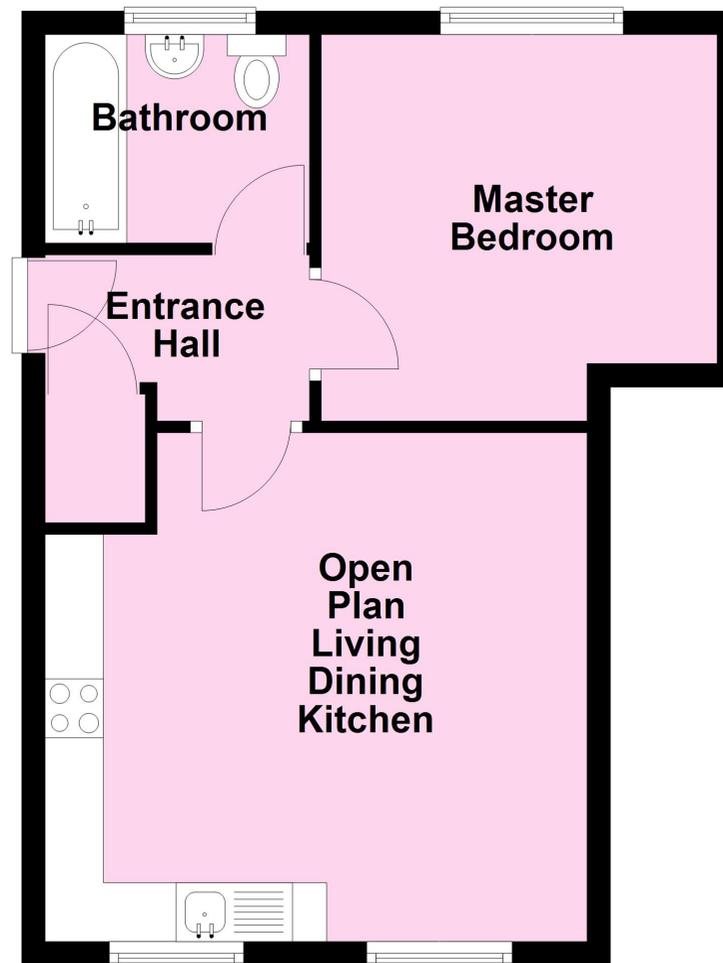
Connected to mains gas/water/electric/sewerage

Multiple Choice for Broadband/phone signal

No flood risks that we are aware of

Ground Floor

Approx. 43.1 sq. metres (463.9 sq. feet)



Total area: approx. 43.1 sq. metres (463.9 sq. feet)

Disclaimer: David Robinson Estate Agents LTD are the selling agent for the sale and marketing of the property described on these property particulars and your conveyancer is legally responsible for ensuring that the purchase agreement fully protects your position as a purchaser. David Robinson Estate Agents LTD makes detailed enquiries of the seller to ensure that the information provided is as accurate as possible. However, if you become aware that any of the information provided to you is inaccurate please inform your David Robinson Estates representative as soon as possible so we can make the necessary corrections. The services at the property have not been tested.