

TO
LET



PROPERTY DESCRIPTION

Perfect For Village Life! You will find everything on your doorstep with this recently renovated first-floor flat, offering attractive accommodation comprising a ground floor entrance hall with stairs to the main access, entrance hall, open plan lounge/kitchen/diner, one bedroom and a brand new bathroom. The property benefits from UPVC double glazed windows and electric storage heaters, and also has its own allocated parking space. The property is vacant and ready to rent. Viewing highly recommended!

POINTS OF INTEREST

- *First Floor Flat*
- *One Bedroom*
- *Bathroom*
- *Open Plan Lounge/Kitchen Diner*
- *Viewing Essential*
- *Allocated Parking*



ROOM DESCRIPTIONS

Ground Floor

Communal Entrance Hall

With stairs to first floor landing where the flat access is located.

First Floor

Entrance Hall

Door to front aspect and storage heater.

Open Plan Lounge/Kitchen Diner

16' 2" x 15' 1" (4.92m x 4.59m) Two UPVC double glazed windows to front aspect, being fitted with a range of wall and base units with built in sink/drain, appliances included (fridge with freezer compartment), washing machine, oven).

Bedroom

UPVC double glazed window to rear aspect, fitted wardrobe and storage heater.

Outside

To the rear you will find the access to the flat where there is a private marked allocated car space.

Additional Notes

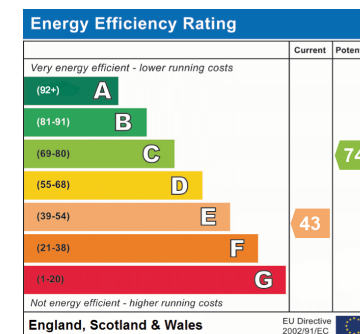
Council tax band A (Harborough District Council)

Standard Brick Construction / Tiled Roof

Connected to mains gas/water/electric/sewerage

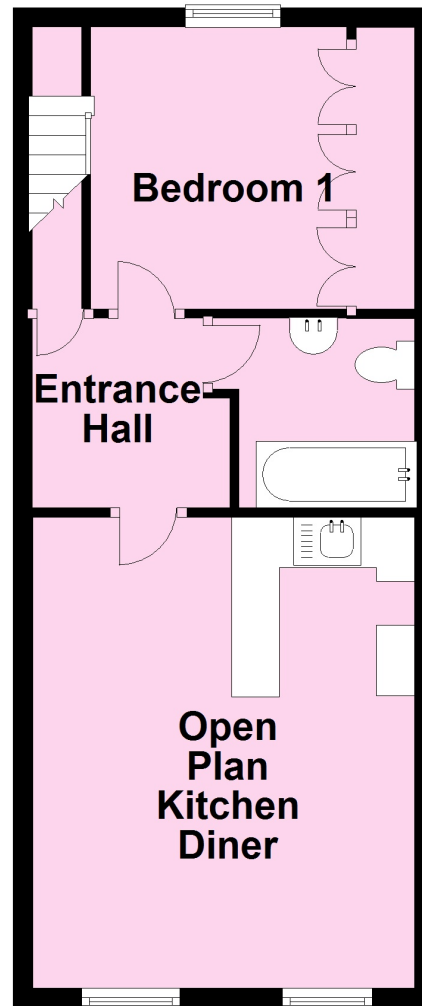
Multiple Choice for Broadband/phone signal

No flood risks that we are aware of.



Ground Floor

approx. 39.8 sq. metres (428.3 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.