

TO  
LET



Main Street, Broughton Astley, Leicester LE9 6RD

£775 pcm

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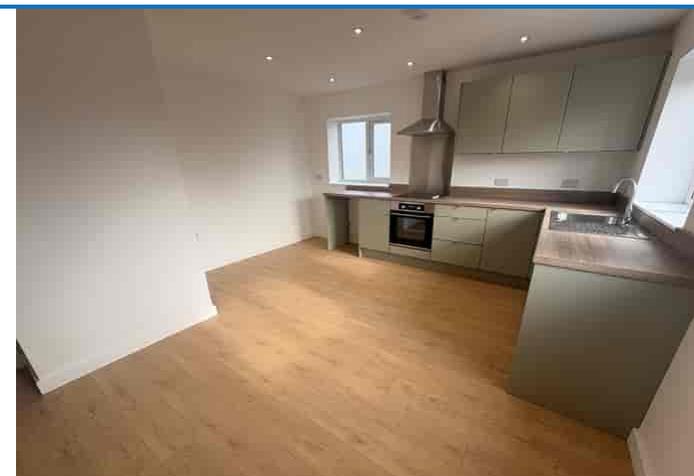


## PROPERTY DESCRIPTION

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

## POINTS OF INTEREST

- *First Floor Flat*
- *Master Bedroom*
- *Open Plan Living Dining Kit*
- *Bathroom*
- *Communal Gardens*
- *Allocated Parking*



## ROOM DESCRIPTIONS

### Ground Floor

#### Communal Entrance Hall

With stairs to first floor.

### First Floor

#### First Floor Landing

Giving access to:

#### Entrance Hall

UPVC double glazed door to the side aspect, built in cupboard.

#### Open Plan Living Dining Kitchen

16' 1" x 14' 1" (4.90m x 4.29m) Two UPVC double glazed windows to the front aspect, UPVC double glazed window 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.

#### Master Bedroom

11' 0" x 10' 11" (3.35m x 3.33m) 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

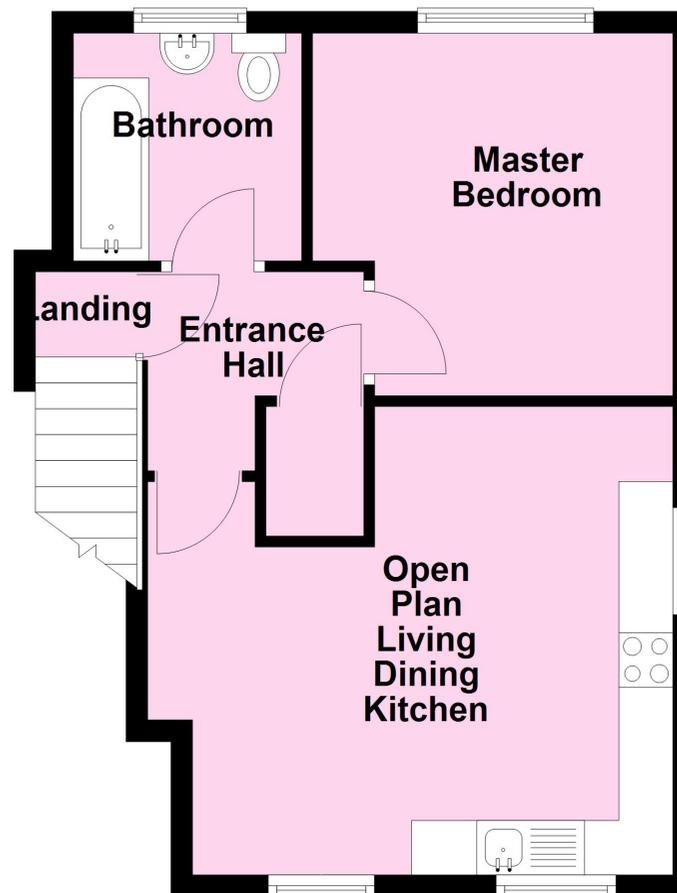
To the rear of the property there is a communal garden area. To the front there is allocated off road parking.

#### 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

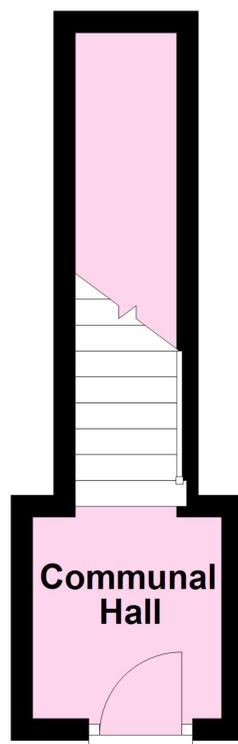
### First Floor

Approx. 39.5 sq. metres (425.1 sq. feet)



### Ground Floor

Approx. 7.4 sq. metres (79.9 sq. feet)



**Total area: approx. 46.9 sq. metres (505.0 sq. feet)**

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