

SOLE  
AGENT

## 6 The Lea

Les Nicolles | Forest | GY8 0AD

This ground floor, modern apartment is located in a small development of similar units, nestled in the country lanes of the Forest with Petit Bot in walking distance. The property has been finished to a high standard and is in move-in condition. Accommodation comprises open plan lounge/kitchen/diner, two bedrooms and a bathroom. There is an enclosed low maintenance patio area to the rear and an allocated parking space for one car. This is a great opportunity for those looking for a buy-to-let as the property is being sold with a sitting tenant.

1 BEDROOM

1 BATHROOM

1 RECEPTION

**£475,000**

Shields  
& Rutland

PHOTOS



PHOTOS



Entrance Hall

4.10m x 1.40m (13' 5" x 4' 7")

Kitchen/Diner

3.70m x 3.50m (12' 2" x 11' 6")

Lounge

3.70m x 3.00m (12' 2" x 9' 10")

Bedroom 1

3.70m x 3.40m (12' 2" x 11' 2")

Bedroom 2

3.70m x 2.20m (12' 2" x 7' 3")

Bathroom

2.30m x 1.70m (7' 7" x 5' 7")

Patio

There is an enclosed low maintenance patio area.

Parking

There is an allocated parking space for one car.

PRICE INCLUDES

Blinds, flooring and light fittings

SPECIAL FEATURES

- Modern build
- Quiet location
- Light and spacious
- Small patio area

SERVICES

Mains drain, water and electricity.

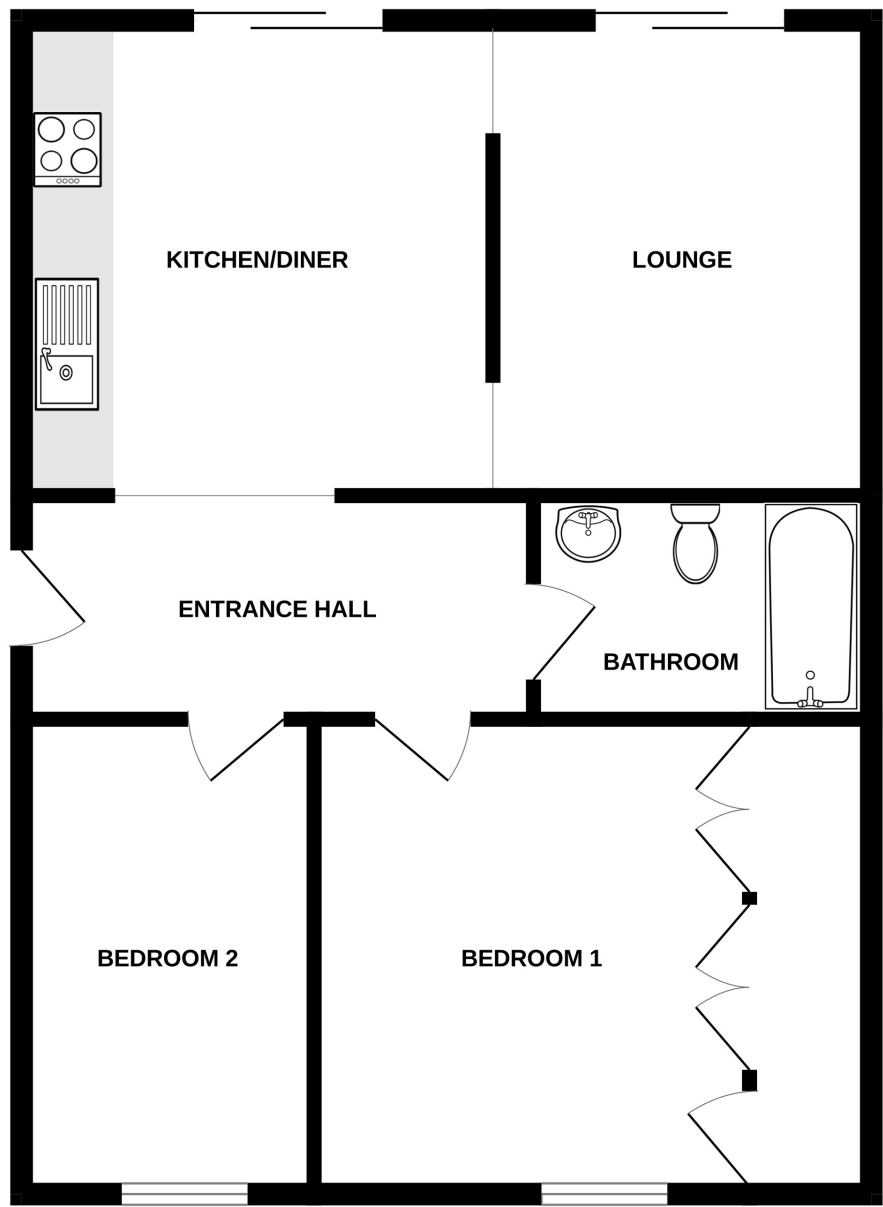
APPLIANCES INCLUDED

- Washing machine
- Tumble dryer
- Fridge/Freezer
- Four ring hob
- Extractor fan

SCHOOL CATCHMENT

N/A

GROUND FLOOR



6 THE LEA

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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