



10 St Johns Close, Heather, Coalville, Leicestershire. LE67 2QL

£152,000 Leasehold

FOR SALE



PROPERTY DESCRIPTION

IDEAL FIRST TIME BUY/BUY TO LET! Reddington Sales & Lettings are pleased to bring to market this well presented, GROUND FLOOR 2 DOUBLE BEDROOM APARTMENT, which is located on a pleasant and quiet cul-de-sac in the desirable village location of Heather. The property has recently been redecorated throughout including brand new porcelain tiled flooring to the hallway, wood effect laminate flooring to the lounge and fitted carpet to the 2nd bedroom. There is also a good sized front lawned garden and an impressive large and enclosed rear garden. Viewing is very highly recommended!

EPC rating C, Council tax band A.

Tenure- Leasehold. 120 years remaining.

Agents Note- Property has just had a brand new boiler installed.

FEATURES

- 2 double bedrooms
- Ground floor apartment
- Front and rear gardens
- Well presented
- White goods & furniture negotiable
- Large lounge
- EPC C
- Brand new boiler
- Redecorated throughout
- Cul de sac location



ROOM DESCRIPTIONS

Front

The front door to the apartment is accessed via a slabbed pathway. There is also a generously sized lawned front garden with a hedged frontage.

Entrance Hall

A welcoming and spacious entrance with brand new porcelain tiled flooring, heating radiator, ceiling pendant lighting, access to a storage cupboard and doors giving access to all rooms.

Lounge

4.48m x 3.96m (14' 8" x 13' 0") A great sized living area with a large uPVC double glazed window to the front, feature electric fireplace with hearth and surround, new wood effect laminate flooring, heating radiator, power sockets and ceiling pendant lighting.

Kitchen

2.63m x 2.56m (8' 8" x 8' 5") A good sized kitchen with a selection of fitted wall and base units with worktop over, tiled flooring, single bowl sink and drainer, tiled splashbacks, space and plumbing for washing machine and dryer, ceiling lighting, uPVC back door and window to the rear and window mounted extractor fan.

Bathroom

1.87m x 1.67m (6' 2" x 5' 6") Fitted with a white three piece suite consisting of bath, WC and hand wash basin, tiled splashbacks, tiled flooring, heating radiator, ceiling pendant lighting, uPVC double glazed frosted window to the rear and window mounted extractor fan.

Bedroom 1

3.43m x 2.98m (11' 3" x 9' 9") A large double sized bedroom with uPVC double glazed window to the front, ample wardrobe storage, heating radiator, ceiling pendant lighting with fan, power sockets

Bedroom 2

2.68m x 3.81m (8' 10" x 12' 6") Good sized double bedroom with uPVC double glazed window to the front, heating radiator, ceiling pendant lighting, power sockets and brand new fitted carpet.

Rear Garden

An impressive sized and enclosed rear garden which is mostly laid to lawn. With a small slabbed patio area, raised decking area and outside security lighting.

Legals

These property details are produced in good faith with the approval of the vendor and given as a guide only. Please note we have not tested any of the appliances or systems so therefore we cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale such as curtains, carpets, light fittings and sheds. These sales details, the descriptions and the measurements herein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in a good structural condition of otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle lens. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves Reddington Homes Ltd will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan is included as guide layout only. Dimensions are approximate and not to scale.

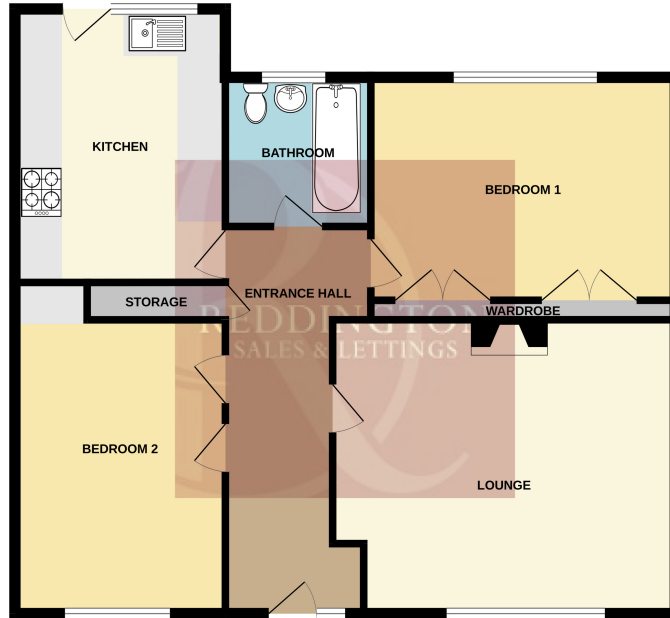






FLOORPLAN & EPC

GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	