

**SOLD  
STC**



**Flat 8, 27 Sockburn Close, Hamilton, LEICESTER LE5 1NR**

**£119,950 - Leasehold**

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## PROPERTY DESCRIPTION

Attention First Time Buyers/Investors! - This two bedroom flat is offered for sale with no chain and internal viewing comes highly recommended. The property benefits from communal entrance hall, entrance hall, living dining kitchen, two double bedrooms and family bathroom. The property benefits from UPVC double glazed windows with allocated parking. Internal viewing is essential!

## POINTS OF INTEREST

- *SHORT TERM 6 MONTH LET*
- *Second Floor Flat*
- *Open Plan Living*
- *Two Bedrooms*
- *Fitted Bathroom*
- *Quiet Location*



## ROOM DESCRIPTIONS

### Second Floor

#### Open Plan Fitted Kitchen/Diner/Lounge

17' 6" x 14' 1" (5.33m x 4.29m) Two UPVC double glazed windows to side aspect, being fitted with a range of wall and base units with built in oven, hob, extractor, sink/drainage and two radiators.

#### Fitted Bathroom

Being fitted with three piece suite comprising of low level wc, hand wash basin, bath with shower over, par tiled walls, built in airing cupboard, ceiling spotlights and radiator.

#### Inner Hall

#### Bedroom One

16' 10" x 9' 11" (5.13m x 3.02m) Two UPVC double glazed windows to rear aspect and two radiators.

#### Bedroom Two

11' 1" x 10' 11" (3.38m x 3.33m) UPVC double glazed window to rear aspect.

#### Additional Notes:

Council tax band B (Leicester City District Council)

Standard Brick Construction Tiled Roof

Connected to mains gas/water/electric/sewerage

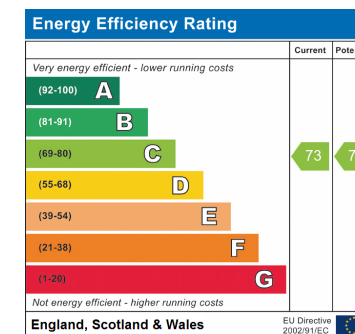
Multiple Choice for Broadband/phone signal

No flood risks that we are aware of

Lease 125 years from July 2008.

Ground Maintenance £117.00 twice a year.

Current Service Charge £130.00 PCM





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