



9 Lock Keeper Close, Wigston, Leicestershire. LE18 4NU

- Superb Two Bedroom Ground Floor Apartment
- Located In A Sought After Block On The Banks Of Grand Union Canal
- Communal Entrance with Secure Entry, Ent Area, Ent Hall
- Good Size Living Room, Fitted Kitchen
- Two Bedrooms, Family Shower Room/Wc
- Gas fired Central Heating System, Double Glazing
- Allocated Parking Space, Visitor Parking
- Viewing Essential To Appreciate, Offered With No Onward Chain
- EPC Rating C & Council Tax Band A



PROPERTY DESCRIPTION

Superb two bedroom ground floor apartment situated close to South Wigston within this sought after block on the banks of the Grand Union canal. An ideal first time purchase, and also likely to appeal to buy-to-let investors and even downsizers this lovely apartment is worthy of serious consideration and internal viewing is highly recommended. The apartment is well presented throughout having been very well maintained and cared for by the current owner. In brief the accommodation comprises of a communal entrance area, entrance area, hallway with store and entrance phone, good size living room with two windows and space for dining, separate kitchen fitted with a range of base and wall units, oven/hob and extractor and modern boiler. The master bedroom has the benefit of fitted wardrobes and there is a useful second/guest room. The accommodation is completed with a Shower room/wc. The property benefits from gas fired central heating and double glazing throughout. The apartment also benefits from an allocated parking space within the rear car park and visitor parking spots are also available. EPC rating is C, Council tax is band A.

The property is leasehold with 128 years remaining. The service charges currently work out to be £2106.93 per year and the ground rent is currently £205.54 per year.



ROOM DESCRIPTIONS

Communal Entrance Area

Entrance Area

Entrance Hall

Living Room

15' 1" max into rec x 13' 6" max (4.60m x 4.11m)

Kitchen

9' 6" x 8' 8" (2.90m x 2.64m)

Bedroom

12' 11" x 8' 9" (3.94m x 2.67m)

Bedroom

9' 6" x 7' 5" plus ent area (2.90m x 2.26m)

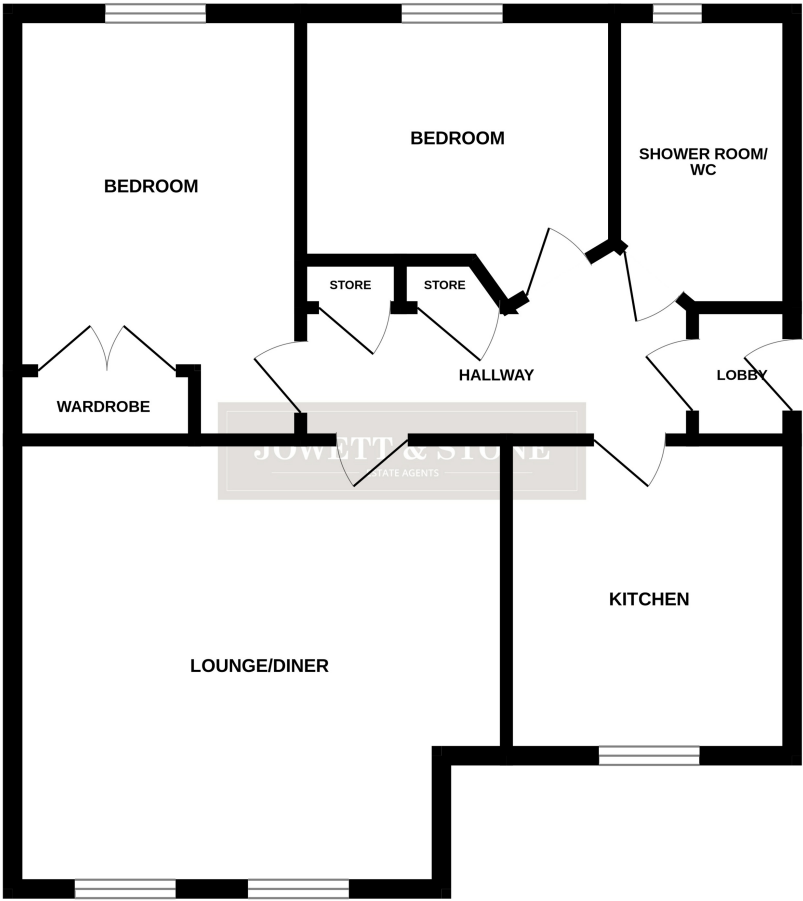
Shower Room/Wc

External

Allocated Parking Space



GROUND FLOOR
584 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 584 sq.ft. (54.3 sq.m.) approx.

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	78	78
(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

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