



9 Halls Court, Leicester, LE9 4TJ

£94,950



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*** FULLY REFURBISHED APARTMENT *** RH Homes And Property are delighted to market for sale a fully and immaculately renovated ground floor one bedroom apartment in the popular village of Stoney Stanton. Attractively finished and presented, viewing is definitely required, and the property briefly comprises an Entrance Hall, Open Plan Lounge/Dining Area, Kitchen, Double Bedroom and Bathroom. Also, UPVC double glazing, brand new electric heating and parking.

Council Tax - A

Lease length - 125 years

Service Charge - Circa £1400pa to Orbit Management

Lounge

8'9 x 25'8 overall (2.67m x 7.82m overall)
with double door storage cupboard, vinyl flooring, electric radiator, and UPVC double glazed windows to the rear elevation.

Kitchen

5'6 x 8'8 (1.68m x 2.64m)
Newly fitted with a range of contemporary range of wall and base level units with work surfaces over and tiled splashbacks, plumbing for washing machine, four ring electric hob with oven under, inset stainless steel sink and drainer, and continuation vinyl flooring.

Bedroom

7'2 x 9'6 (2.18m x 2.90m)
Having vinyl flooring, electric radiator, and UPVC double glazed window to the rear elevation.

Bathroom

5'8 x 6'10 (1.73m x 2.08m)
Being fully refitted with a three piece white suite comprising bath with electric shower and screen, vinyl flooring, part tiled surround, gold coloured towel rail and matching taps, extractor, mirror and light, and UPVC double glazed window to the front aspect.

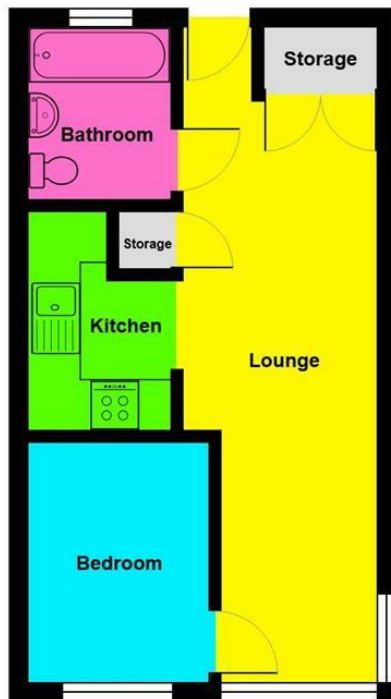
Lease and Charges

Lease length - 125 years

Service Charge - Circa £1400pa to Orbit Management



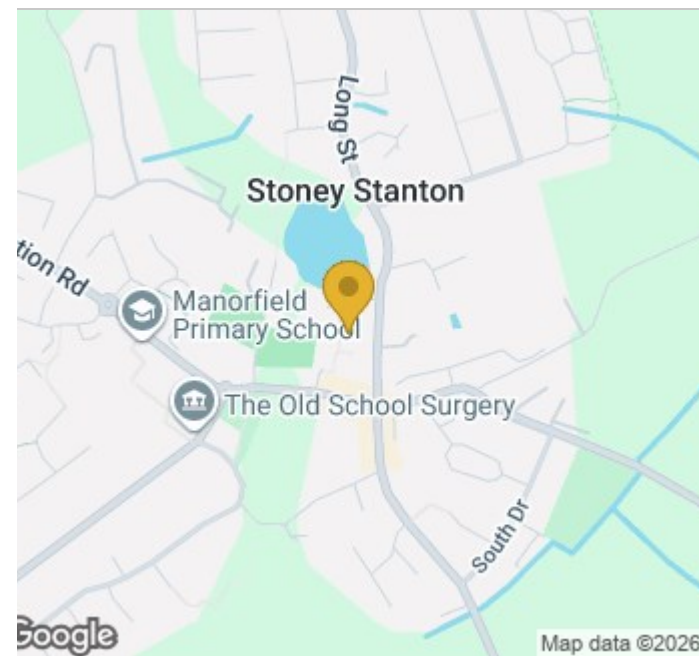




9, Halls Court, Stoney Stanton, LE9 4TJ

Total Area: 33.5 m² ... 361 ft²

All measurements are approximate and for display purposes only



Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	80
	EU Directive 2002/91/EC	

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