

Offers Over £170,000

Hermitage Court, Honeywell Close, Oadby, Leicester, LE2 5QQ

- Spacious Modern Apartment
- Open Plan Lounge / Diner
- Two Double Bedrooms
- GCH, DG, EPC C & Leasehold
- Early Viewing Essential
- Second Floor Location
- Integrated Fitted Kitchen
- En-suite & Guest Bathroom
- Private Parking Space
- Offered With No Upward Chain

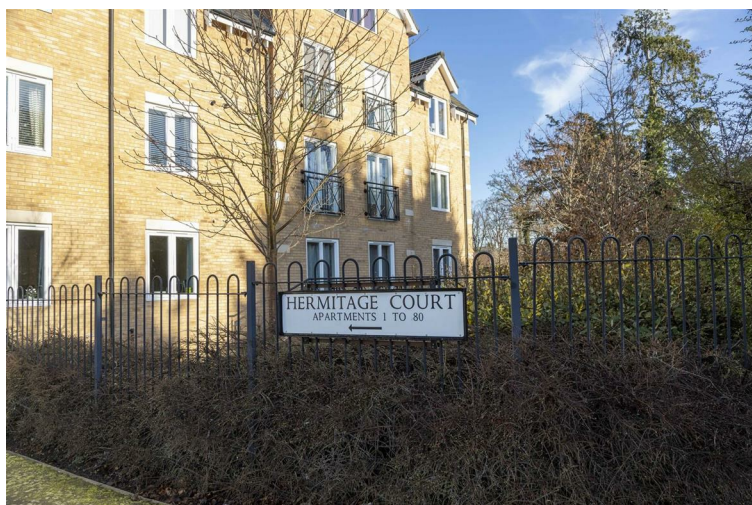


A DELIGHTFULLY APPOINTED & SPACIOUS SECOND FLOOR TWO BED & TWO BATH APARTMENT. Barkers Estate Agents are very pleased to offer this well presented, spacious second floor apartment, (lift and stairs for access), located within this purpose built development. The property is well served within a short walking distance of Oadby Town Centre offering an array of shops, restaurants, public houses and amenities along the parade with a frequent bus service to the City Centre, suburbs and villages, the Botanic Gardens and Glen Gorse Golf Club. This well presented living accommodation briefly comprises entrance hallway with storage, open plan lounge/diner with Juliet balconies and integrated fitted kitchen, two double bedrooms, with built in wardrobes and en-suite shower room to the main bedroom with separate guest bathroom. Outside there is secured allocated parking accessed via security gates with intercom. AVAILABLE CHAIN FREE | EARLY VIEWING ESSENTIAL



COMMUNAL ENTRANCE

With secure intercom access for visitors, stairs & lift to all floors:



SECOND FLOOR

ENTRANCE HALLWAY

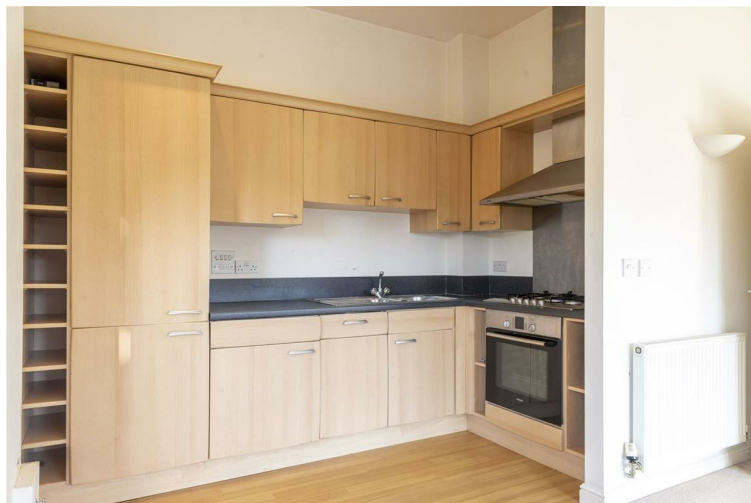
With built in cupboard / cloaks, built in airing cupboard housing 'Worcester' boiler:



OPEN PLAN LOUNGE / DINER

18'11 x 16'07 (incl kitchen) (5.77m x 5.05m (incl kitchen))

With double glazed double doors to the Juliet balconies, and double glazed window to side. There is an open plan arrangement leading to:



INTEGRATED FITTED KITCHEN

This area is fitted with a range of base and wall units, work surfaces, stainless steel sink, tiled splash-backs, five ring gas hob with electric oven, extractor fan over, integrated washing machine, integrated slimline dishwasher, and integrated fridge freezer:



BEDROOM ONE

13'09 x 12'01 (4.19m x 3.68m)

With double glazed windows and built-in wardrobes:



BEDROOM TWO

12 x 9'08 (3.66m x 2.95m)

With double glazed window and built-in cupboard/wardrobe:



ENSUITE

6 x 4'03 (1.83m x 1.30m)

With shower cubicle, low level WC, wash hand basin, tiled splash-backs, and extractor fan:



GUEST BATHROOM

8 x 4'10 (2.44m x 1.47m)

With suite comprising panelled bath with shower over, low level WC, wash hand basin, tiled splash-backs, and extractor fan:



PARKING

Bay 15 - Allocated space



OUTSIDE

The property is set amongst well maintained and mature grounds providing attractive views and privacy, and there is allocated parking, and various visitor parking, accessed via electrically operated gates with security intercom:

LEASE DETAILS

99 year lease from 1/1/2005 (83 years remaining).

Management Co: Encore Estate Management

Service Charge: £1394.94 p/a TBC

Ground Rent: £250 p/a

For any further details, please ask the selling agent who will obtain replies directly from the seller.

FREE VALUATION

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please

contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394

GENERAL REMARKS

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention.

Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.

MONEY LAUNDERING

Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

MORTGAGES

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

VIEWING TIMES

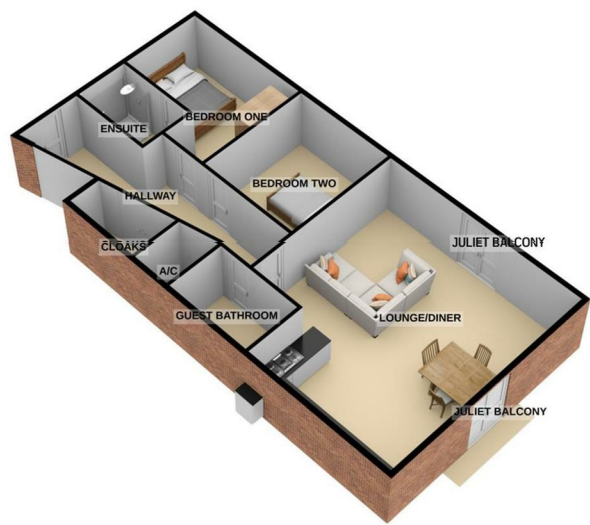
Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:


Monday to Friday 9am - 5.30pm


Saturday 9am - 4pm

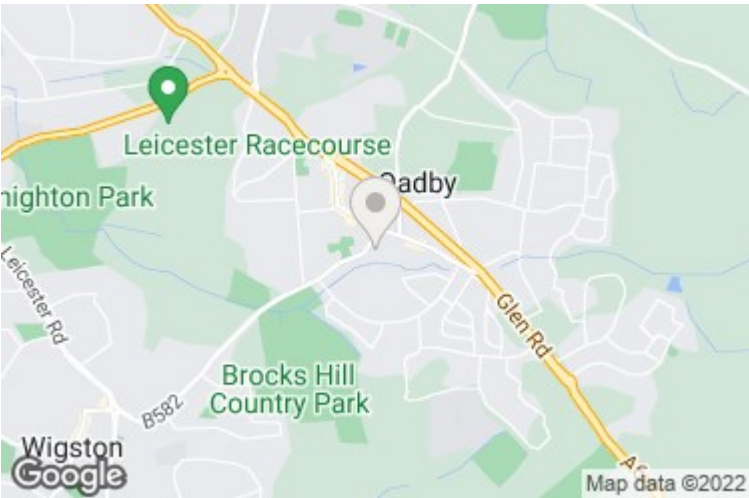
GROUND FLOOR



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	80
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	



Barkers

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THINKING OF SELLING?

WE OFFER THE FOLLOWING:



- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

