



**Guide Price £200,000 - £220,000**

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

- Penthouse Apartment in Gated Development
- Two Bathrooms
- Open Plan Kitchen
- Two Allocated Parking Spaces
- EPC Rating B Council Tax Band C
- Two Double Bedrooms
- Lounge
- Balcony
- Extended Lease
- No Upper Chain



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A wonderful opportunity to purchase this PENTHOUSE apartment in a sought after GATED DEVELOPMENT in OADBY.

This very spacious and beautifully presented apartment located on the THIRD FLOOR of this sought after block with LIFT and benefiting from TWO ALLOCATED PARKING SPACES.

The apartment comprises an L shaped entrance hallway, spacious lounge with open plan kitchen and access to balcony, TWO DOUBLE BEDROOMS with EN-SUITE and Jack and Jill BATHROOM.

There is ample storage and the flat benefits from an EXTENDED LEASE and is being offered for sale with NO UPPER CHAIN.

Well located to Oadby Shopping Parade and easy access to Leicester city Centre.



#### LOUNGE

**21'5" x 13'6" (6.54 x 4.14)**

Built in eaves storage, radiator, two sets of patio doors to front aspect leading onto balcony.

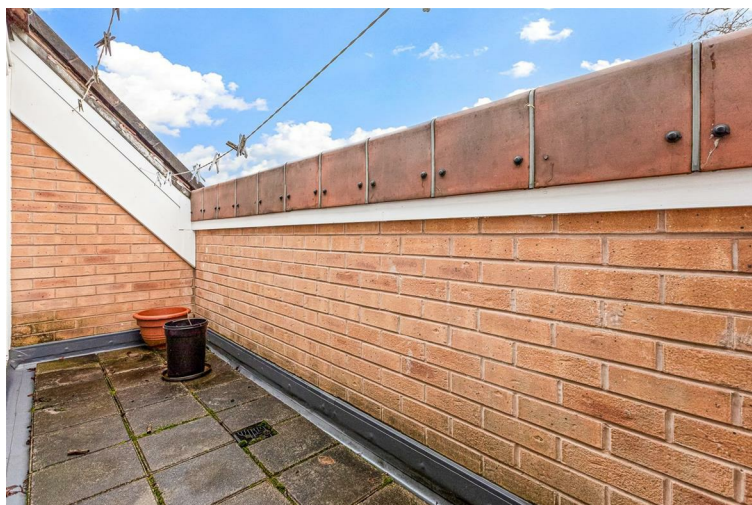


#### HALLWAY

L shaped hallway, entry phone, radiator, two built in cupboards.



#### OTHER ASPECT



**BALCONY**

**12'2" x 3'10" (3.73 x 1.18)**

Paved floor, low brick wall, facing front aspect.



**BEDROOM ONE**

**16'9" max x 15'10" (5.12 max x 4.83)**

Built in wardrobe, built in eaves storage cupboard, radiator, feature double glazed window to rear aspect.



**OPEN PLAN KITCHEN**

**9'10" x 8'5" (3.02 x 2.59)**

Fitted units with worktops and matching splashbacks, sink with drainer, integrated 'Bosch' washer dryer, fridge freezer and dishwasher, five ring gas hob, spot lights, two built in eaves storage cupboards.



**OTHER ASPECT**



**EN-SUITE BATHROOM**

**8'6" x 6'8" (2.60 x 2.04)**

Bath with mains shower, pedestal wash hand basin, low level w/c, heated towel rail, extractor, part tiled walls, spot lights, eaves storage cupboard, tiled floor.



**OTHER ASPECT**



**BEDROOM TWO**

**15'10" x 14'4" (4.84 x 4.37)**

Built in wardrobe, radiator, four Velux windows to front aspect.



**JACK AND JILL BATHROOM**

**11'6" max x 7'1" (3.52 max x 2.18)**

Bath, pedestal wash hand basin, low level w/c, heated towel rail, part tiled walls, tiled floor, spot lights.



### LEASEHOLD

Managing Agents Encore  
Service Charge £1,339.03 paid half yearly.  
Lease 189 years from 1 January 2005



### 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.

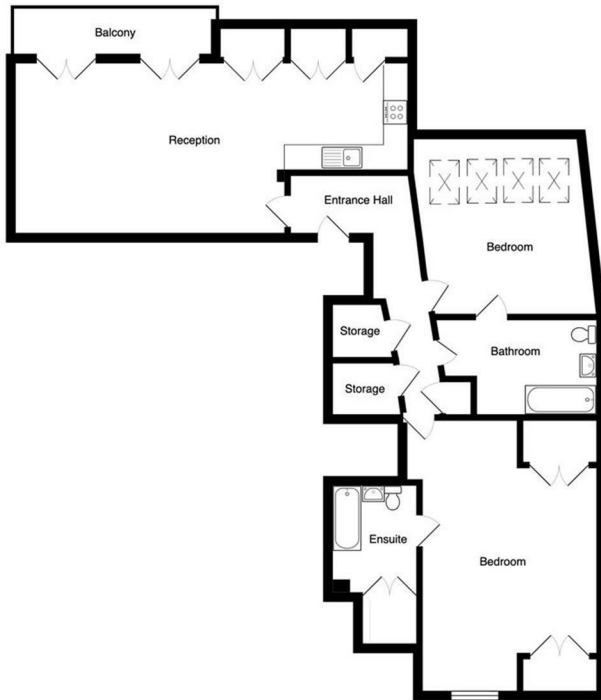
Hours of Business:

Monday to Friday 9am - 5.30pm,

Saturday 9am - 4pm,



### TWO ALLOCATED PARKING SPACES



Third Floor

Total Area: 117.5 m<sup>2</sup> ... 1264 ft<sup>2</sup> (excluding balcony)

All measurements and illustrations are approximate and may not be drawn to scale. This floorplan is for display purposes only and all interested parties are advised to make their own independent enquiries. The vendor, agency and supplier will accept no liability for its accuracy.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

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

# Barkers

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**THINKING OF SELLING?**

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- Accompanied viewing service
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- 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

