James Sellicks

54 Padside Close

HAMILTON
LEICESTER
LE5 1PE

Guide Price £155,000



This well-presented one-bedroom property is situated in the heart of Hamilton and would make an ideal purchase for first-time buyers or investors.

Entrance hall • bathroom • double bedroom • open-plan kitchen/living space • Juliet balcony • versatile mezzanine level • communal parking area • EPC - C

Location

Hamilton is conveniently located off the outer ring road, to the east of Leicester city, ideal for access to the M1/M69 motorway networks via the A56 Western bypass. There is a large Tesco superstore with further shopping amenities found in nearby Humberstone village including a popular primary school and along the nearby Uppingham Road.

Accommodation

Entering through the front door, you are welcomed into a hallway with useful understairs storage. On the ground floor, there is a modern bathroom fitted with wood-effect vinyl flooring, comprising a corner shower, WC, wash hand basin, and plumbing for a washing machine. The spacious double bedroom benefits from two windows, allowing plenty of natural light.

To the first floor is a bright, open-plan kitchen/living space. The kitchen area has vinyl flooring and features a range of eye and base level units with worktops, a stainless steel sink with mixer tap, an integrated stainless steel AEG oven and hob with a splashback and extractor hood over, space for a fridge-freezer and additional storage cupboards. The living area is carpeted, with a useful overstairs storage cupboard, windows to the side and rear, and French doors to a Juliet balcony.

The property also benefits from a mezzanine level, accessed via a semi-fixed ladder, providing an ideal space for a home office or additional storage.

Outside

To the front of the property is a communal parking area, in which the apartment has one designated parking space.

Tenure: Freehold.
Local Authority: Leicester City Council, Tax Band: A
Listed Status: None. Conservation Area: None.
Construction: Believed to be Standard.
Cladding: None our Vendor is aware of.
Services: Offered to the market with all mains services and gas heating.
Broadband delivered to the property: Unknown.
Accessibility: There is no lift.
Wayleaves/Rights of Way/Covenants: None out of the ordinary.
Greenbelt Annual Fee: Approximately £200 per annum for common area/gardens.
RMG Annual Parking Fee : Approximately £200 per annum.






beko











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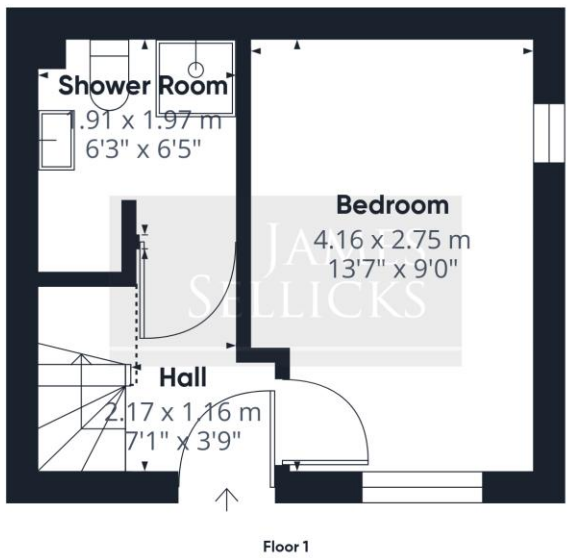
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2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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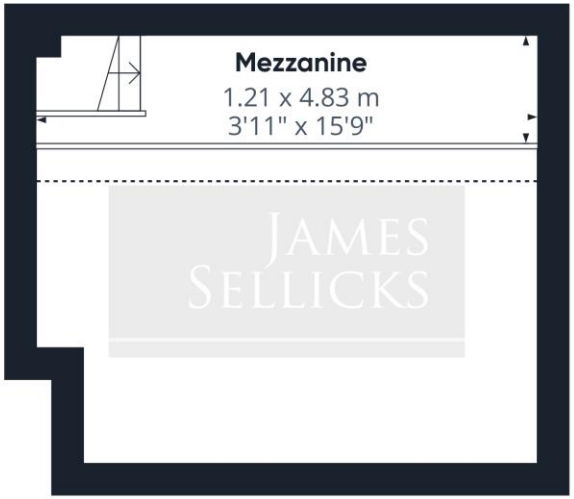
Measures and Other Information
All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



Floor 1

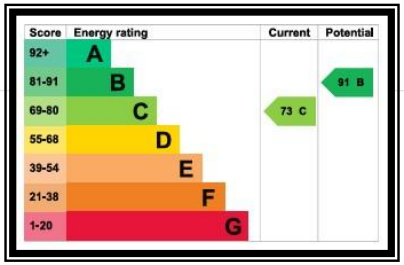


Floor 2



Floor 3





JAMES SELLICKS

Approximate total area(1)
42.1 m²
452 ft²

Balconies and terraces
0.9 m²
10 ft²

Reduced headroom
1 m²
10 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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