



READINGS

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Dairy Way

Kibworth Harcourt, Leicester, LE8 0SN

Offers Over £125,000



A well proportioned two bedroomed ground floor apartment in the ever popular Kibworth Harcourt. offered for sale in good decorative order.

Benefiting from gas central heating and double glazing, this well planned accommodation comprises: Intercom controlled communal entrance hall. Entrance hall. Spacious living room incorporating a well fitted kitchen. Two bedrooms and bathroom. Private parking and visitor spaces to the rear. Ideal Buy to let investment or the first step on the housing ladder.



Communal Entrance Hall

Intercom controlled communal entrance hall with doors to the front and rear.

Entrance hall

Radiator and cloak cupboard.

Living room/Kitchen 20'0" x 10'5" (6.12m x 3.19m)

A lovely well proportioned room with dual aspect double glazed windows to the side and rear. Radiator and fitted cloak cupboard. Fitted kitchen area with tiled flooring. The kitchen has a built in gas hob and electric oven and cooker hood over. Range of both base and wall mounted units.

Bedroom 1 13'7" x 7'9" (4.16m x 2.38m)

Double glazed window to the rear, radiator and fitted wardrobe.

Bedroom 2 10'5" max x 6'0" (3.18m max x 1.85m)

Bathroom

Double glazed window to the front. Panelled bath with gravity shower over and tiled surround. Low level WC, wash hand basin, and heated chrome towel rail. Tiled flooring.

Outside

There is parking to the rear of the property with one designated space (no 149) and a number of visitor spaces.

Tenure

The property is being sold leasehold. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

Leasehold

The property is held on a 125-year lease, first granted 1st January 2009 therefore 111 years unexpired. The annual service charge for 2022-2023 is £874.00 paid quarterly in advance. The annual ground rent is £150.00.

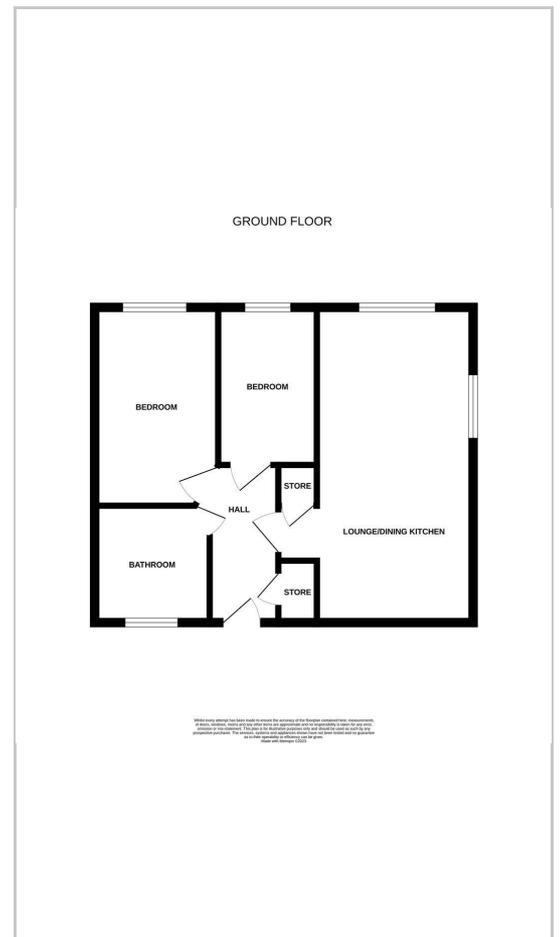
Consumer Protection Legislation

CONSUMER PROTECTION LEGISLATION - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

Area Map



Floor Plans



Energy Efficiency Graph

