



JORDEAN COURT ALBION ROAD, SILEBY, LE12 7DR

OFFERS OVER £125,000

NO CHAIN! Modern two bedroom first floor apartment situated within close walking distance of Sileby train station and the village centre including shops and cafes. The accommodation offers open plan kitchen with breakfast bar & living space with Juliet balcony. Two good sized bedrooms and a refitted bathroom with shower. Benefits from gas central heating and double glazing. One allocated car parking space, visitor parking and bin store. Carpets, curtains, white goods and light fittings included. Ideal First Time Buy.



TENURE

Leasehold

Term Remaining 103 years

Service Charge £95 PCM payable to Butlin Property Services

Ground Rent £120 Per Annum

ACCOMMODATION

Door to the

ENTRANCE HALLWAY

With wall mounted consumer unit and wall mounted Drayton thermostat for the central heating, single panelled radiator. Chrome light switches throughout the property. Attractive white panelled interior door to

LIVING/DINING/KITCHEN AREA

20'0" x 13'7" max (6.11 x 4.15 max)

LIVING AREA

With TV aerial point, coving to ceiling. UPVC SUDG French doors to a Juliet balcony, double panelled radiator and telephone point. Wall lights and telephone entry system.

KITCHEN AREA

With a range of fitted kitchen units with inset four ring gas hob, electric oven and grill beneath, stainless steel extractor hood above. Tiled splashbacks, coving to ceiling. Wall mounted Worcester gas combination boiler for the central heating and domestic hot water. Hotpoint washing machine and Hotpoint fridge included. Tall larder cupboard, further range of floor standing cupboard units and inset stainless steel sink and drainer with mixer taps above.

BEDROOM ONE

12'10" x 9'8" (3.92 x 2.97)

With coving to ceiling, single panelled radiator. Door to

BEDROOM TWO

5'6" x 12'10" (1.68 x 3.92)

With coving to ceiling and single panelled radiator. Attractive white panelled interior door to

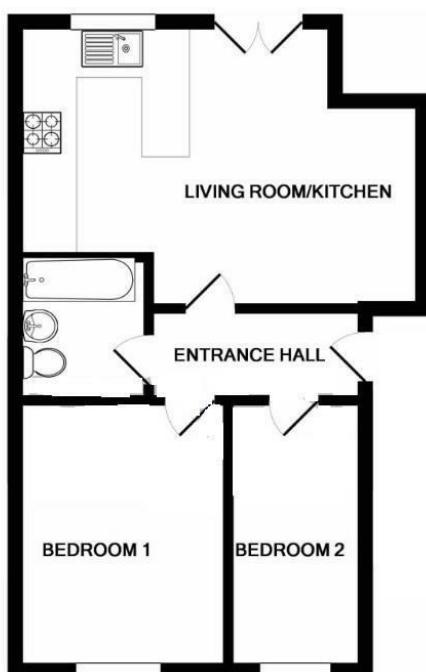
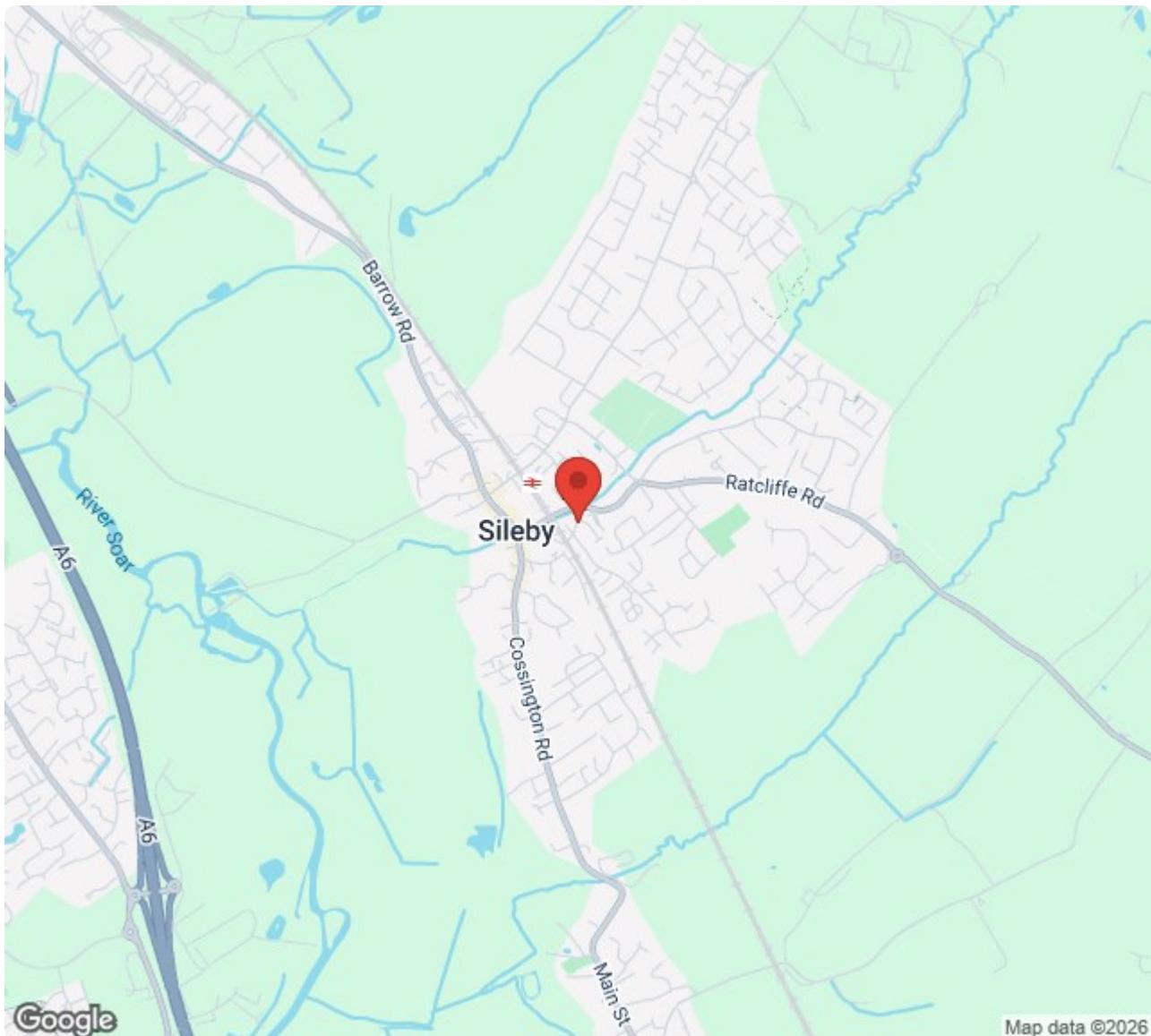
REFITTED BATHROOM

7'2" x 6'0" (2.20 x 1.85)

With white suite consisting P shaped panelled bath with mixer shower above including rainfall shower attachment, tiled surrounds, low level WC and vanity sink unit. Chrome heated towel rail. Fully tiled surrounds including the flooring, extractor fan.

OUTSIDE

There is one allocated car parking space, there are also visitor spaces available.



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

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