



1 Beacon Court Faire Road  
Glenfield, LE3 8EQ

£125,000



# 1 Beacon Court Faire Road

Glenfield, Leicester, LE3 8EQ

A delightfully presented modern 2 bedroom ground floor maisonette style apartment situated in popular over 55's small development. The property is well maintained and tastefully decorated with full gas central heating, UPVC double glazing, assisted care monitoring. The accommodation comprises hall, lounge, large storage cupboard, fitted kitchen with oven/hob, fridge & freezer, inner lobby, 2 bedrooms, fitted wardrobes, modern shower room. Maintained gardens, ample on-site parking. Offered for sale with no upward chain!

## Hall

A small hallway provides exclusive access to this ground floor maisonette apartment. Dark woodgrain UPVC double glazed entrance door.

## Lounge

16'9 x 10'6 (5.11m x 3.20m)

A comfortable tastefully decorated living room which faces the quiet Easterly aspect of the gardens and car park. UPVC double glazed window with fitted wooden shutters, radiator, wall mounted electric fire with contemporary stone surround, large under-stairs cupboard, coving to ceiling. Throughout the apartment the power points and switches are at a convenient height.

## Kitchen

10'5 x 6'7 (3.18m x 2.01m)

A well appointed fitted kitchen. UPVC double glazed window to front, vinyl flooring, fitted with a range of base, drawer & eye level units, work surfaces with upstands, sink unit with mixer taps, built-in double electric oven, ceramic hob, integrated fridge/freezer. Provision for washing machine.

## Bedroom One

11'6 x 9'11 (3.51m x 3.02m)

A tastefully decorated pleasant double bedroom with ample fitted storage. UPVC double glazed window to rear, fitted carpet, radiator, built-in wardrobes.

## Bedroom Two

10' x 6'6 (3.05m x 1.98m)

UPVC double glazed window to front, fitted carpet, radiator, recessed cupboard.

## Shower Room

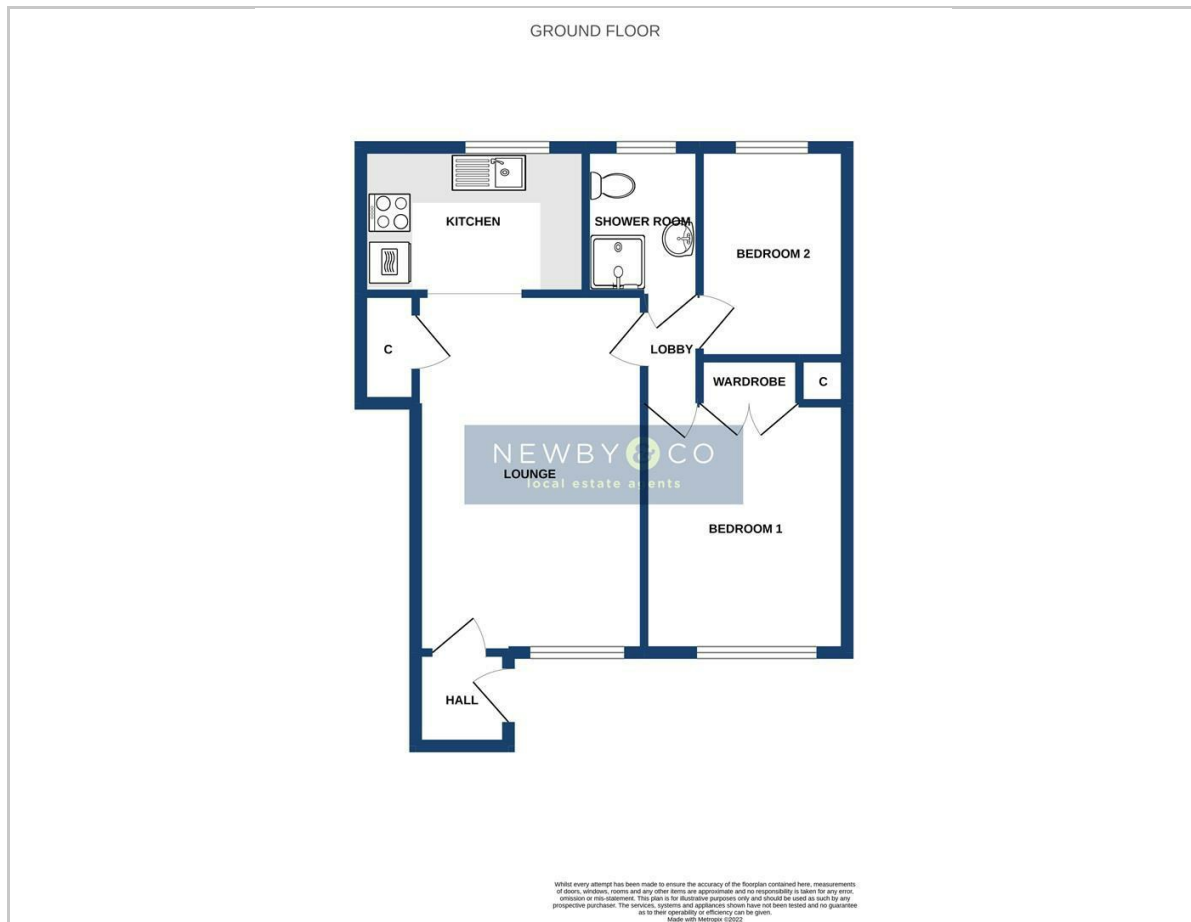
UPVC double glazed opaque window, chrome heated towel rail, vinyl flooring, mainly tiled walls, spotlights to ceiling. Shower cubicle with mains shower, vanity wash hand basin, wc.

## Outside

The well kept communal gardens offer lawns, flower beds, trees, seating areas and a gravelled area for clothes drying, ample parking available for residents and visitors. Immediately in front of the apartment is a paved patio which the previous owner has kept potted plants.



## Floor Plan

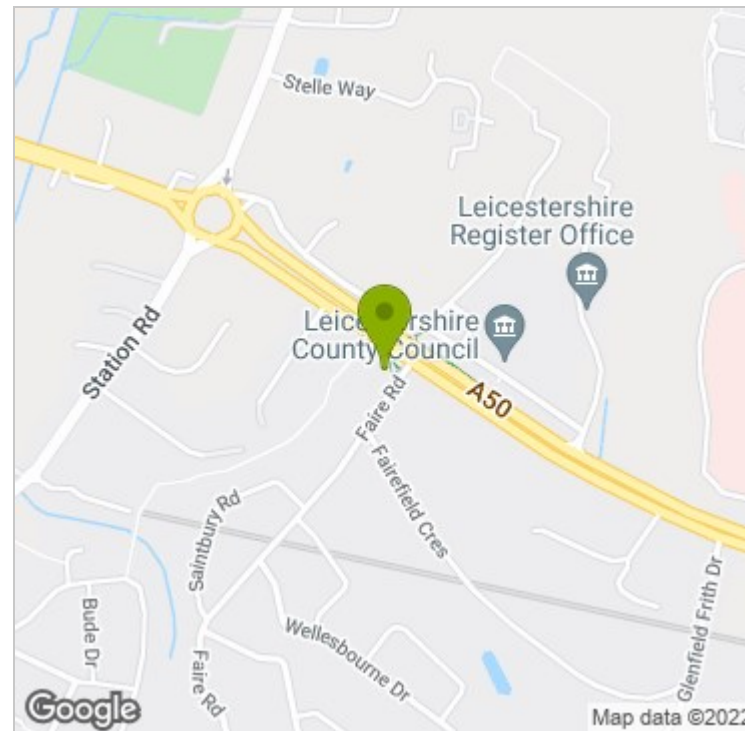


## Viewing

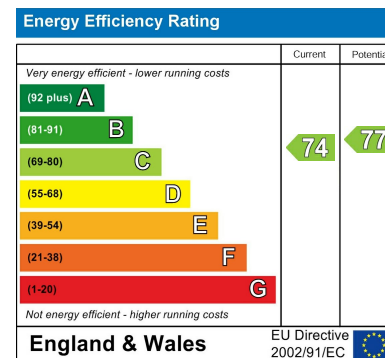
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## Area Map



## Energy Efficiency Graph



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