



**Harrison Close, Earl Shilton, Leicester, LE9 7DJ**

**Asking price £120,000**

**Leasehold**

**Taylor's**

Est. 1992



Modern and spacious two-bedroom apartment

Allocated parking

Brand new kitchen and bathroom

Recently refurbished throughout

Access to communal gardens

Ideal location

Perfect first home or investment

Please contact Taylors to arrange your visit

### Property description

**Kitchen** 11'0" x 7'9" (3.36 x 2.37)

**Bathroom** 7'10" x 6'5" (2.39 x 1.97)

**Reception room** 17'11" x 9'8" (5.47 x 2.97)

**Bedroom one** 11'0" x 8'7" (3.37 x 2.63)

**Bedroom two** 11'2" x 9'5" (3.42 x 2.88)



Modern two-bedroom apartment |  
Allocated parking space | Recently  
refurbished throughout | Brand new  
bathroom and kitchen | Ideal investment  
or first purchase | No onward chain |  
Please get in touch to arrange your visit

Welcome to this delightful two-bedroom  
apartment on Harrison Close, offering a  
well-presented, modern home with  
convenience and comfort. Perfect for first-  
time buyers, young families, or investors,  
this home provides an inviting blend of  
style and functionality.

Upon entering, you're greeted by a  
spacious lounge area that offers plenty of  
room for both relaxation and entertaining.  
The large window ensures the space is  
flooded with natural light, creating a warm  
and welcoming atmosphere. The neutral  
tones and new carpet throughout the

living areas make it easy to envision this  
space as your own.

The kitchen is designed with practicality  
and modern aesthetics in mind. Finished  
with sleek cabinets, black worktops, and  
tasteful tiled splashbacks, it provides a  
contemporary touch while remaining  
functional with ample storage. There's  
space for all essential appliances, making  
meal preparation a pleasure in this  
thoughtfully planned area.

The bathroom is equally impressive,  
boasting a clean, modern finish with  
elegant tiling and a shower over the  
bathtub. Both bedrooms are generously  
proportioned, with the larger room  
providing a cosy retreat for relaxation at  
the end of the day. The second bedroom  
offers flexibility for family, guests, or as a  
home office.

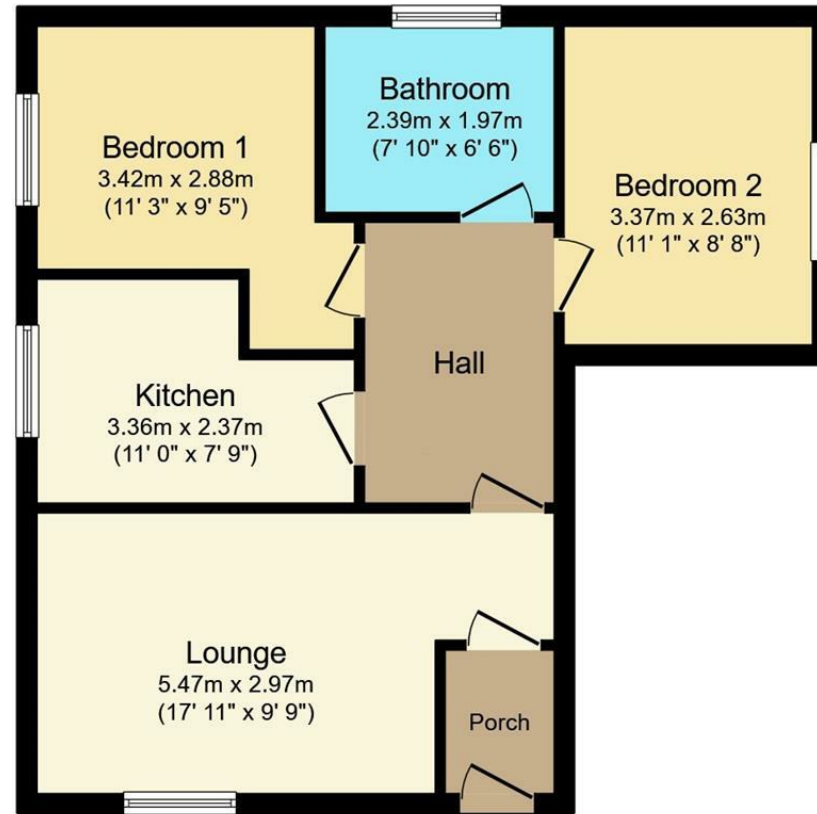
Externally, the property features off-road  
parking and a small, easily maintained  
communal garden space to enjoy during  
warmer months. Harrison Close is ideally  
located with easy access to local  
amenities, schools, and transport links,  
ensuring everything you need is within  
reach.

This property represents a fantastic  
opportunity to acquire a well-maintained,  
move-in ready home in a desirable  
location. Don't miss the chance to view –  
it's sure to attract attention!









## Floor Plan

Floor area 53.6 m<sup>2</sup> (577 sq.ft.)

**TOTAL: 53.6 m<sup>2</sup> (577 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

**Taylors 1992 Ltd**

**6 Grove Court, Grove Business Park, Enderby, LE19 1SA**

**T: 0116 326 6464**

**E: [hello@taylorsestate.agency](mailto:hello@taylorsestate.agency)**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

# Taylors

Est. 1992