



# Thorps

## Residential Sales

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**Welford Road, Blaby, Leicester, Leicestershire. LE8 4HY**



One Bedroom Apartment  
Allocated Parking Space  
Intercom System



Situated In The Heart Of Blaby Village  
Ideal First Time Buy  
Viewing Essential



Normal £110,000



## Property Description

One Bedroom Apartment | Situated In The Heart Of Blaby Village | Allocated Parking Space | Ideal First Time Buy | Intercom System | Viewing Essential

A very well presented one bedroom first floor apartment benefitting from Town Centre location within easy walking distance of all amenities, with allocated parking space, intercom system, electric heating and Upvc double glazed windows. The accommodation briefly comprises of entrance hall, lounge, kitchen, bedroom and bathroom.

INTERNAL INSPECTION IS HIGHLY RECOMMENDED TO APPRECIATE THE ACCOMMODATION ON OFFER.

Leasehold

Service Charge & Ground Rent Combined £662.33 per quarter

999 year lease with 983 year remaining.

### Entrance Hall

With laminate floor, electric heater, intercom system and built in cupboard.

### Lounge (16' 10" Max x 10' 4" Max) or (5.14m Max x 3.16m Max)

With front facing French doors, laminate floor, electric heater and television point.

### Kitchen (8' 7" Max x 7' 10" Max) or (2.61m Max x 2.38m Max)

With a range of base and wall mounted units, stainless sink with hot and cold mixer tap,

plumbing for washing machine, electric hob, electric oven, extractor hood and recessed spot lights.

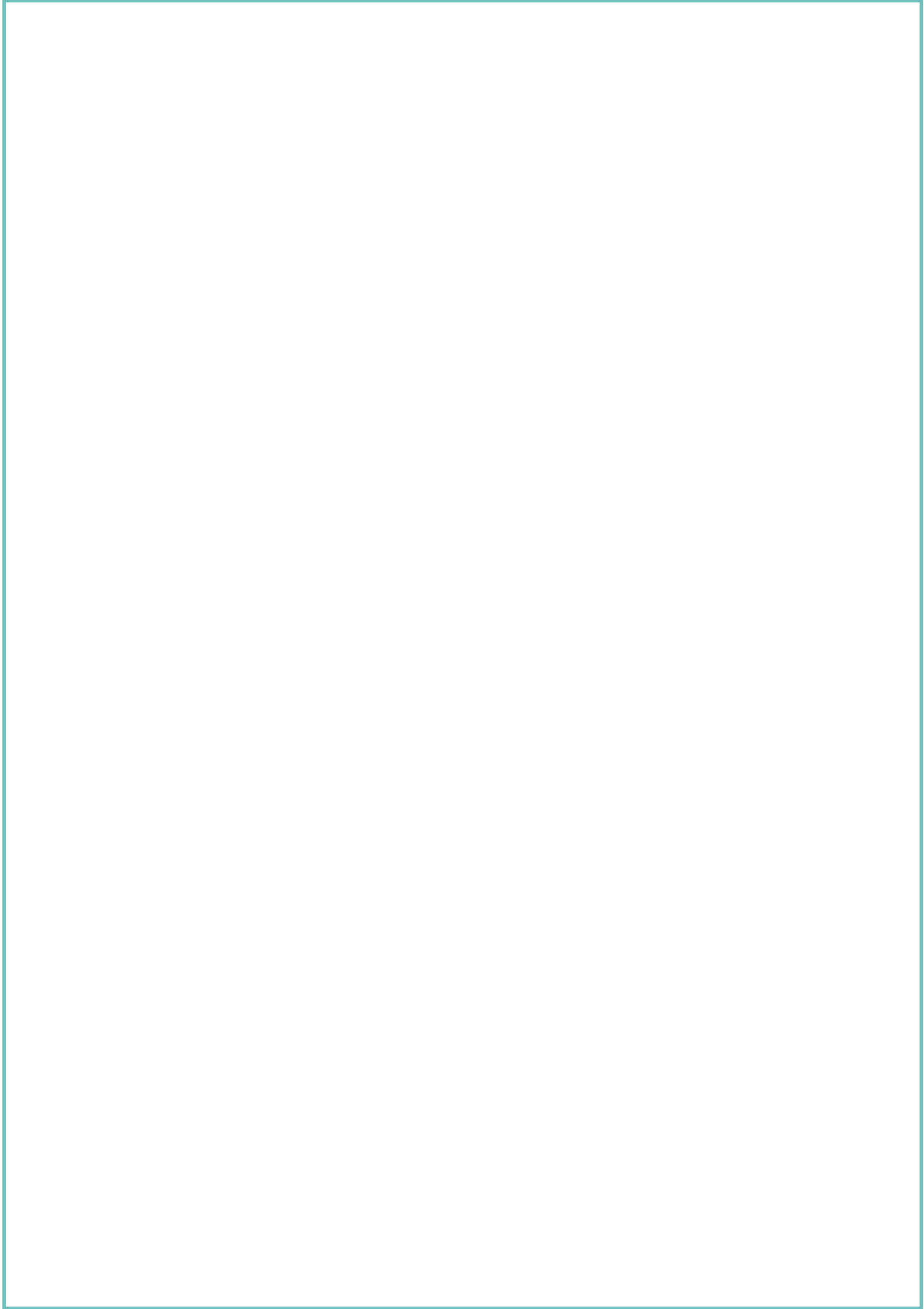
### Bathroom (8' 2" x 7' 5") or (2.48m x 2.26m)

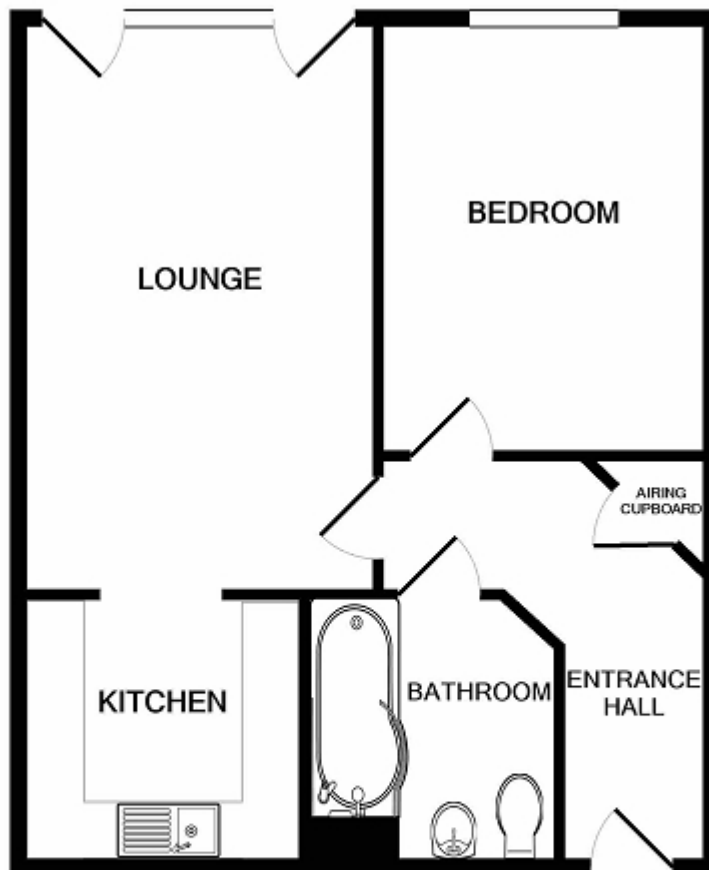
With suite comprising of low flush wc, wash hand basin, bath with mixer shower over and heated towel rail.

### Bedroom 1 (12' 11" Max x 9' 8" Max) or (3.94m Max x 2.95m Max)


With window to the front elevation and electric heater.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b> <small>EU Directive 2002/91/EC</small> 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**NOTE**  
 THORPS ESTATE AGENTS HAVE NOT TESTED THE HEATING SYSTEM OR ANY SERVICES IN THE PROPERTY AND THEREFORE RECOMMEND THAT ANY INTERESTED PURCHASER SATISFY THEMSELVES WITH REGARDS TO THE OPERATION AND CONDITION PRIOR TO ENTERING INTO A LEGAL COMMITMENT TO PURCHASE.



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