



Thorps

Residential Sales

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Forge Corner, Blaby, Leicester, Leicestershire. LE8 4FZ



Two Bedroom Maisonette
Re-Fitted Downstairs Wc
Courtyard
Heart Of Village Location

Re-Fitted Kitchen/Diner 2023
Two Double Bedrooms
Ideal First Time Buy
Viewing Essential

£139,950

Property Description

A spacious two bedroom maisonette within easy walking distance of Village centre and local amenities. Benefitting from re-fitted kitchen and downstairs wc, Upvc double glazed windows and Courtyard. The accommodation briefly comprises of entrance hall, downstairs wc, lounge, kitchen/diner, two double bedrooms and bathroom.

VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE ACCOMMODATION ON OFFER.

Leasehold

Lease 125 years from 16th November 2015

Service charge £166.66 per month, which does include building insurance.

Ground Rent £250.00 per annum.

Entrance Hall

With electric heater and stairs off to first floor.

KITCHEN /DINER (15' 4" Max x 7' 2" Max) or (4.68m Max x 2.18m Max)

With a range of base and wall mounted units, integral electric hob, electric oven, plumbing for washing machine, plumbing for dishwasher, extractor hood, sink and window to the rear elevation.

DOWN STAIRS W.C (7' 2" Max x 2' 11" Max) or (2.19m Max x 0.89m Max)

With low flush wc and wash hand basin.

Lounge (15' 9" Max x 10' 6" Max) or (4.79m Max x 3.19m Max)

With window to the front elevation and electric heater.

Landing

With sky light and access to all first floor rooms.

Bedroom 1 (16' 1" Max x 10' 6" Max) or (4.89m Max x 3.19m Max)

Double bedroom with window to the front elevation, fitted wardrobes and electric heater.

Bedroom 2 (11' 5" Max x 10' 6" Max) or (3.47m Max x 3.19m Max)

Double bedroom with window to the rear elevation and electric heater.

Bathroom (6' 11" Max x 7' 6" Max) or (2.10m Max x 2.28m Max)

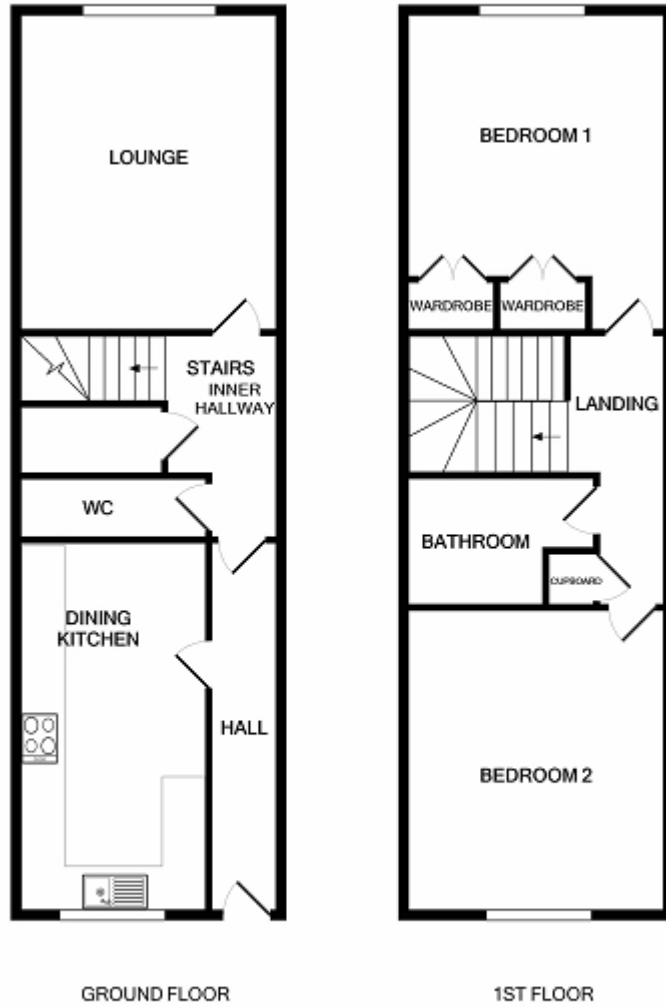
With suite comprising of low flush wc, wash hand basin, bath and sky light.

Outside

To the rear of the property there is a small courtyard area with fence and gate.







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+) A		
(81-91) B		
(69-80) C		76
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales EU Directive 2002/91/EC		

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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