



Thorps

Residential Sales

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



Stunning Maisonette
Two Double Bedrooms
Courtyard Garden
Electric heating



Ideal First Time Buy
Modern Kitchen
Ideal Location
uPVC Double Glazed



£147,500

Property Description

A beautifully presented two-bedroom maisonette, thoughtfully improved and maintained to a high standard by the current owner. The property benefits from uPVC double glazing, upgraded electric heating, a modern fitted kitchen, and a private courtyard garden, all ideally situated in the heart of Blaby Village.

The accommodation briefly comprises an entrance hall, downstairs WC, contemporary kitchen, and a spacious lounge/diner. To the first floor are two generous double bedrooms and a modern family bathroom.

Ideally located within easy walking distance of Blaby Villages wide range of local amenities, and just a short drive from excellent transport links and Fosse Park shopping centre.

Viewing is highly recommended to fully appreciate the accommodation on offer.

Tenure.

Leasehold.

125 years from 16th November 2015.

Service charge £1016.88 payable 6 monthly.

Ground rent £125.00 payable 6 monthly.

Entrance Hall

With downstairs wc, storage cupboard and stairs off.

Kitchen (15' 4" Max x 7' 1" Max) or (4.68m Max x 2.16m Max)

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

DOWN STAIRS W.C

With low flush wc and wash hand basin.

Lounge (15' 9" Max x 10' 6" Max) or (4.80m Max x 3.19m Max)

With electric heater and window to the front elevation.

Landing

With airing cupboard and access to all first floor rooms.

Bedroom 1 (15' 9" Max x 10' 6" Max) or (4.80m 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)

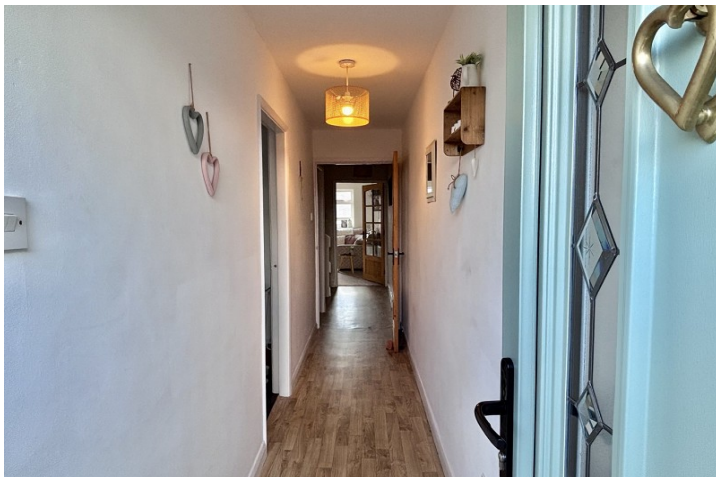
Double bedroom with window to the rear elevation and electric heater.

Bathroom (7' 4" Max x 6' 11" Max) or (2.24m Max x 2.10m Max)

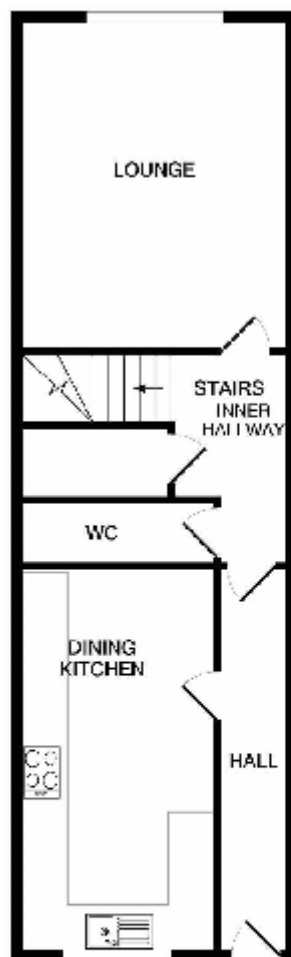
With suite comprising of low flush wc, wash hand pedestal and electric heater.

Outside

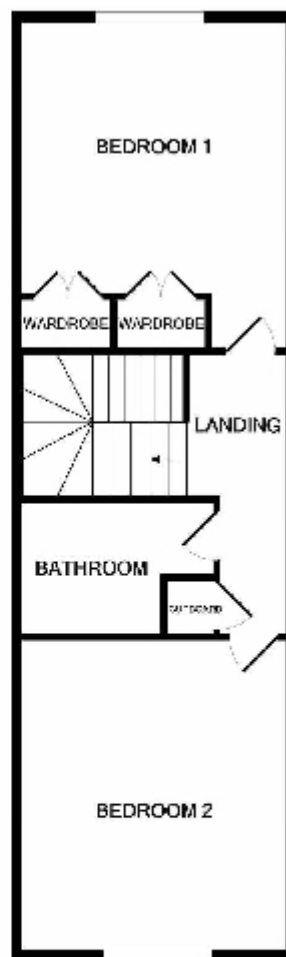
The property benefits from a courtyard garden to the front of the property with gated access and fence surround.







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission, or misstatement. 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.
Made with Metreplex 20024

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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