

Albion Court Oadby Leicester LE2 5DA



£140,000 No Upward Chain

Located close to the heart of Oadby town centre, this well-presented two bedroom ground floor flat is situated in a popular over-55s development within the sought after area of Oadby. The property, which is available with No Upward Chain, would ideally suit a buyer looking to downsize and early viewing is highly recommended.

The property is ideally situated for Oadby's highly regarded schools and nearby bus links running into Leicester City Centre with its professional quarters and train station. A wide range of amenities are available along The Parade in nearby Oadby Town Centre, along with two mainstream supermarkets and further leisure/recreational facilities including Leicester Racecourse, University of Leicester Botanic Gardens and Parklands Leisure Centre and Glen Gorse Golf Club.



Gas Central Heating, Double Glazing

Entrance Lobby, Sitting Room, Kitchen

Inner Hallway with Two Bedrooms & Shower Room

Storage Cupboard, Allocated Parking, Communal Grounds

Entrance Lobby

With internal door to sitting room.

Sitting Room 16'2 into bay narrowing to 12 x 14'7

With double glazed window to the side elevation, double glazed window to the front elevation, storage cupboard, electric fire with fire surround, TV point, radiator.

Kitchen 9'1" x 7'9"

With double glazed window to rear elevation, kitchen comprises: sink and drainer unit, a range of wall and base units with work surfaces over, plumbing for washing machine, electric cooker point, radiator.

Inner Hallway

With access to the following rooms:

Bedroom One 11'3" x 9'2"

With double glazed window to front elevation, fitted wardrobes, radiator.



Bedroom Two 11'1" x 7'4"

With double glazed window to rear elevation, radiator.

Shower Room 7'9" x 6'

With double glazed window to rear elevation, comprising: tiled shower cubicle with electric shower, pedestal wash hand basin, low-level WC, airing cupboard housing immersion heater tank, lino flooring, heated chrome towel rail.

Outside

With storage cupboard to the front, the property benefits from an allocated parking space and is set within well-maintained communal grounds.

Lease Details

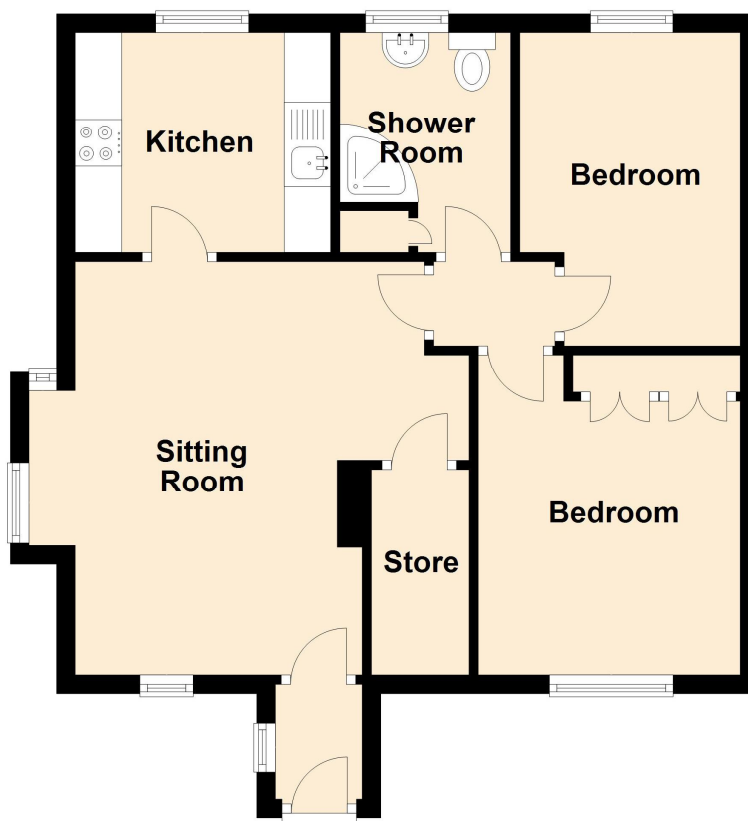
Brief lease information can be found at our Queens Road office.

VALUATIONS: If you are considering selling we would be happy to advise you on the value of your own property together with marketing advice with no obligation.



Energy Efficiency Rating	
Current Rating – D 66	Potential Rating – C 70

Ground Floor



Important Note:

The floor plans are **NOT TO SCALE**, and are intended for use as a guide to the layout of the property only. They should **NOT** be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.

IMPORTANT NOTE

'We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements.

WE HAVE NOT TESTED ANY MAINS SERVICES, GAS OR ELECTRIC APPLIANCES OR FIXTURES AND FITTINGS MENTIONED IN THESE DETAILS, THEREFORE, PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES BEFORE COMMITTING TO PURCHASE. INTENDING PURCHASERS MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE TO THE CORRECTNESS OF THE STATEMENTS CONTAINED IN THESE PARTICULARS. **KNIGHTSBRIDGE ESTATE AGENTS & VALUERS (NOR ANY PERSON IN THEIR EMPLOYMENT) HAS ANY AUTHORITY TO MAKE ANY REPRESENTATION OR WARRANTY IN RELATION TO THE PROPERTY.'**

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