



Byron Court
 Fleckney Leicester LE8 8UP
 Offers in Excess of £115,000

Knightsbridge

ESTATE AGENTS & VALUERS

An excellent opportunity to purchase this beautifully maintained first-floor apartment situated in a popular purpose-built over 55's complex within the heart of Fleckney Village. The property has a good flow of accommodation all on one floor. The property comprises a communal entrance hall with security intercom, entrance hallway, living room, fitted kitchen, two bedrooms, three-piece shower room, well maintained and established communal grounds and an allocated parking space.

Situated in the heart of the popular South Leicestershire village of Fleckney is this two-bedroom over 55's purpose-built apartment on well-maintained communal grounds. The property has a great flow of accommodation comprising of a welcoming entrance hall, lounge, fitted kitchen, two bedrooms and a shower room. The property also benefits from an allocated parking space and is within walking distance of everyday shopping facilities in the village centre. Viewing is highly recommended.



- Electric Heating, Double Glazing
- Communal Hall, Hallway
- Living Room, Fitted Kitchen
- Two Bedrooms, Shower Room
- Communal Grounds, Allocated Parking
- No Upwards Chain

Communal and Internal Entrance Hall

with a secure communal door with intercom system. An inner door leads to an entrance hallway with a storage cupboard, electric heater and wall-mounted communication unit to an off-site warden.

Lounge 14'6" x 10'5"

with a uPVC double glazed window to the front and side elevation, marble fire surround, television point and electric wall heater.

Fitted Kitchen 11'2" x 6'8"

with two uPVC double glazed windows to the rear elevation, range of well-maintained wall and base units, roll edge laminated work surfaces, stainless steel sink with mixer tap, tiled splashbacks, integrated appliances: Four ring electric hob and oven with an extractor fan over, space for a washing machine and space for a tall fridge freezer.

Bedroom One 11" x 9'1"

with a uPVC double glazed window to the front elevation, built-in wardrobe and electric wall heater.

Bedroom Two 9'3" x 6'9"

with uPVC double glazed window to the rear elevation, built-in wardrobes and electric wall heater.

Shower Room 6'7" x 6'5"

with frosted uPVC double glazed window to the rear elevation, shower cubicle with shower, WC, wash hand basin, tiled splashbacks and electric wall heater.

Outside, the property is situated in well maintained communal grounds providing an enjoyable outside space overlooking Fleckney's Duck Pond, and there is also an allocated parking space.



IMPORTANT NOTE: The floor plans are **NOT TO SCALE** and are intended to be used as a guide only. They should **NOT** be used for any other purpose. Similarly, the plans do not represent the décor of the property including the floor coverings, wall coverings, fixtures and fittings.



Energy Efficiency Rating

Current Rating – 79C

Potential Rating – 81B

IMPORTANT NOTE: We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only, they should not be relied upon as an accurate measurement. 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 a 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 and/or its fixtures and fittings.