

FOR SALE



Ashleigh Gardens

1 Bedroom, 1 Bathroom, Ground Floor Flat

Asking Price Of £100,000



- **One Bed Ground Floor Apartment**
- **L shape Lounge/Kitchen**
- **Garage with parking space**
- **Close to Local Amenities**
- **Ideal Investment**
- **EPC Awaited**
- **Lease**

FULL DETAILS Situated on the ground floor, this one bedroom apartment offers a convenient location for local amenities and transport routes. In brief comprising, lounge, kitchen bathroom and double bedroom and convenient storage areas. Further benefits include a parking space and separate garage.

%epcGraph_c_1_331%



BEDROOM 11' 8" x 10' 5" (3.56m x 3.18m) This double bedroom, includes a double cupboard with generous storage,

HALLWAY Offering individual access to the bedroom, bathroom and lounge and benefiting from double storage cupboard.

BATHROOM 8' 0" x 4' 5" (2.44m x 1.35m) A three piece suite, in brief comprises; Side panel bath, pedestal wash hand basin and low level flush WC.

LOUNGE/DINER 11' 6" x 14' 9" (3.51m x 4.5m) Entry to the lounge is from the hallway which offers a generous window to the side aspect and adjoins the kitchen area to create a space for dining area and opening to the kitchen in a L shape.

KITCHEN AREA 6' 8" x 5' 2" (2.03m x 1.57m) Finished in white gloss with contrasting worksurface over, the kitchen area offer a range of wall and base units with contrasting worksurface over. Tiling to splash prone areas with space and plumbing for a washing machine in addition to space and connection for an eye level cooker.





Martin & Co Leicester

162 Narborough Road • • Leicester • LE3 0BW
 T: 0116 204 4920 • E: leicester@martinco.com

0116 204 4920
<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.