

**FOR SALE**



**Apartment 3, 37 Blackbird Road**

**2 Bedrooms, 1 Bathroom, FLAT**

**Asking Price Of £140,000**



- Two Bedroom Apartment
- Located On Blackbird Road
- Lounge
- Kitchen
- Two Bedrooms
- Family Bathroom
- Allocated Parking

#### FULL DESCRIPTION

A two bedroom first floor apartment which has accommodation comprising entrance hall, spacious lounge, kitchen, two bedrooms and bathroom. Outside the property benefits from off road parking located at the rear of the building. The property would make an ideal first time buy or investment opportunity.

Situated in this popular residential area of Leicester ideally located for an excellent array of amenities including local shops, schools and supermarkets. Also having good transport links with the ring road a short distance away which offers direct access to Leicester's motorway connections.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      | 82 B    | 86 B      |
| 69-80 | <b>C</b>      |         |           |
| 55-68 | <b>D</b>      |         |           |
| 39-54 | <b>E</b>      |         |           |
| 21-38 | <b>F</b>      |         |           |
| 1-20  | <b>G</b>      |         |           |





**HALLWAY** L-shaped entrance hall with soft flooring, electric heating and a storage cupboard.

**LOUNGE** 20' 7" x 10' 5" (6.27m x 3.18m) To the rear elevation there is a living/dining area with soft flooring and neutral décor.

There is a UPVC window and two electric heaters.

**KITCHEN** 8' 10" x 9' 8" (2.69m x 2.95m) Separate fitted kitchen with wall and base cupboards and electric oven, space for washing machine, dishwasher and space for fridge freezer. The walls are part tiled and hard flooring.

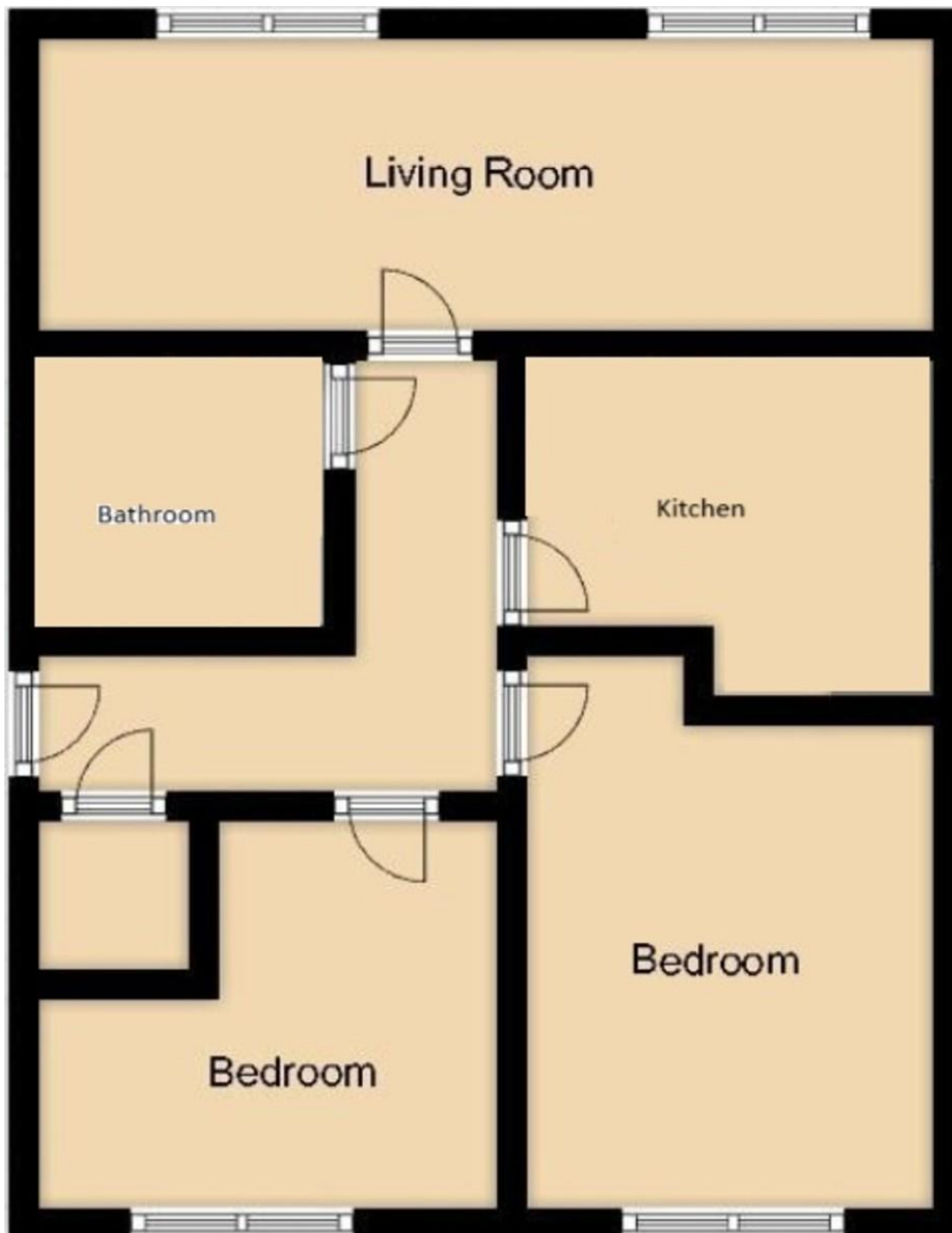
**BEDROOM** 8' 10" x 15' 7" (2.69m x 4.75m) Double bedroom with soft flooring, double glazed UPVC window and electric heater.

**BEDROOM** 11' 10" x 7' 4" (3.61m x 2.24m) A double bedroom with soft flooring, double glazed UPVC window and electric heater.

**BATHROOM** 7' 0" x 6' 10" (2.13m x 2.08m) A bathroom with white suite and shower over bath, basin with vanity unit and WC. There is neutral hard flooring and part tiled walls.

**OUTSIDE** One allocated parking space which is for permit users only. The car park is to the rear of the property.





## Martin & Co Leicester

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**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.