



Brendon Close, Shepshed, LE12 9BG

£55,950

Nick Humphreys offers you this fantastic studio apartment on Brendon Close, Shepshed, Ideal for singles, couples or investors.

The property features a fitted kitchen with included white goods such as a washing machine and fridge it also includes a free standing oven and hob, leading out of the kitchen is the living/ bedroom area following on is the dressing room with a built in wardrobe. Adjacent to the dressing room is a three piece shower room. There is also an off road parking space included.

The apartment is lease hold with a lease term of 120 years, 76 years remaining. The lease term is from 06/11/1981 to 06/11/2101.

Brendon Close has fantastic transport links and amenities such as close access to the M1 and local supermarkets.

Not to be missed, call our office today for a viewing!

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Living Area

UPVC door provides access to the communal area. A double-glazed window is located at the front, along with an electric radiator. The room also features a TV point, an internet socket, and a smoke alarm mounted on the ceiling.

Fitted Kitchen

The kitchen features a double-glazed window to the side, a stainless steel sink and drainer, wall units, floor units, and a cupboard housing an immersion heater. Also included goods such as washing machine, fridge and free standing oven & hob.

Dressing Room

The room includes a fuse board and a wardrobe fitted with wooden shelving.

Shower Room

The shower room is fitted with a low-level toilet and a wash hand basin with hot and cold taps. Additional features include an extractor fan, a wall heater, an electric shower, and part-tiled walls.

To The Rear

Parking space provided.

Tenure

Leasehold

Council Tax Band

Charnwood Council

Council Tax Band : A

Viewings

Please contact David, Julie or Henry at our office to arrange your viewing.

All viewings are by appointment only.

Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by us, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward we are obliged by

law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

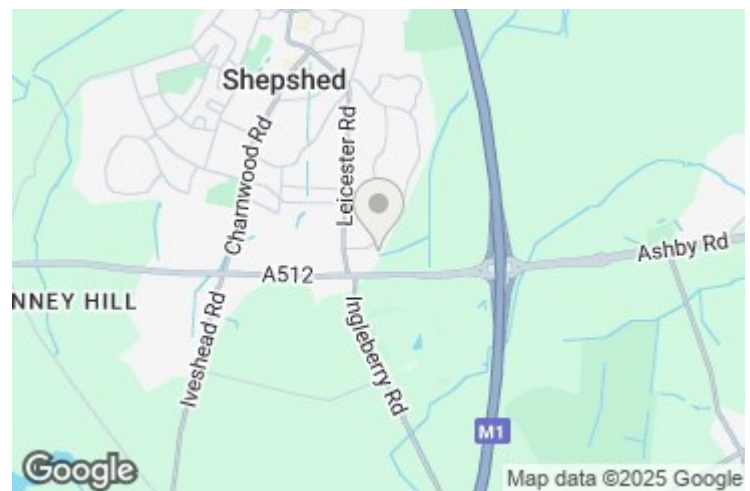
General Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the

Hours Of Business

Our office is open Monday to Friday 9am - 5.30pm

Saturday 10am - 3:30pm.





Approximate total area⁽¹⁾
244 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	