



Parlour Close, Wigston

- Over 55's residential apartment
- Lounge-dining room
- Modern shower room
- Communal garden
- Local shopping and amenities
- Two bedrooms
- Fitted kitchen
- Residents parking
- Public transport links

Offers In The Region Of £125,000

Tenure: Leasehold



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DESCRIPTION

Situated conveniently for access to Wigston town centre, local amenities and public transport links is this well presented and recently updated by the current owner over 55's private residential apartment. The apartment is accessed via its own entrance lobby with stairs leading up to the front door.

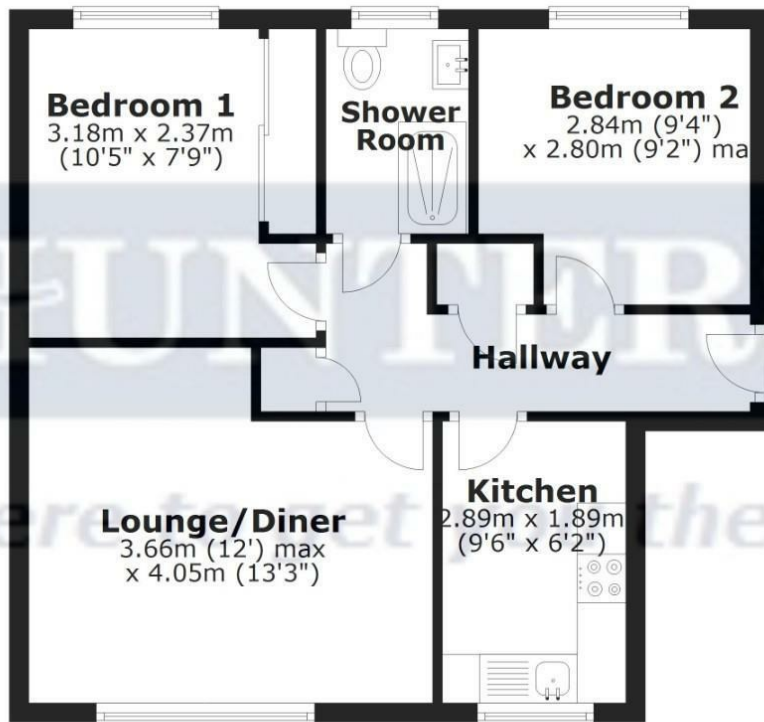
On entering the hallway, there is a secure entry phone system and emergency assistance pullcords in each room. Off the hallway is the fitted kitchen with wall and base units, a freestanding oven, space for an upright fridge-freezer and plumbing for a washing machine, the bright and airy lounge-dining has been recently decorated and new carpets fitted, the two bedroom have been recently decorated with fitted carpets and bedroom one having a built in wardrobe, while bedroom two is being utilised as an additional dining room, the shower room has been updated with a modern three piece suite, shower panel walls and an electric heated towel rail.

Outside there are communal gardens and residents parking spaces. The property benefits from having electric heating and is presented in ready to move in condition.

To find out more about this lovely apartment, call your local Hunters estate agents Wigston on 01163660660 and arrange your early viewing.



Floor Plan



HUNTERS ESTATE AGENTS WIGSTON While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms or any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purpose only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

Viewing

Please contact our Hunters Wigston Office on 0116 366 0660 if you wish to arrange a viewing appointment for this property or require further information.

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Council Tax: A

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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