



## 8 Saffron Court, High Street

Barwell, Leicester, LE9 8BZ

Offers In The Region Of £88,950



A modern ground floor flat, having the benefit of modern night storage heating, PVCu double glazing, fitted kitchen, shower room, double bedroom, communal gardens and secure gated parking.

The property is ideally located within the hub of Barwell centre, close to all local amenities, including local shops, schools and regular public transport services.

Conveniently located for commuting to all major road links, such as the A5, M69, M6 and M1.

MUST BE VIEWED. 55 years +

NO CHAIN.



**Hall 8'5" x 5'10" (2.57 x 1.80)**

Fitted cupboard. airing cupboard and security intercom.

**Spacious lounge 12'4" x 12'0". (3.77 x 3.68.)**

PVCu double glazed door, modern electric fire and PVCu double glazed door.

**Modern kitchen (rear) 8'2" x 5'11" (2.51 x 1.81)**

composite slate black sink unit, range of base and wall units (5 base and 5 wall), associated work surfaces, ceramic hob and ceramic tiling.

**Double bedroom (front) 13'5" x 12'2" (4.10 x 3.71)**

PVCu double glazed window, fitted twin double wardrobes, modern night storage heater.

**Modern shower (side) 8'5" x 6'0". (2.57 x 1.83.)**

Suite in white, walkin fitted shower cubicle with mixer shower with side glazed screen, wash hand basin vanity unit, low flush wc with concealed cistern, ceramic tiling, ladder style radiator and extractor fan.

**Outside**

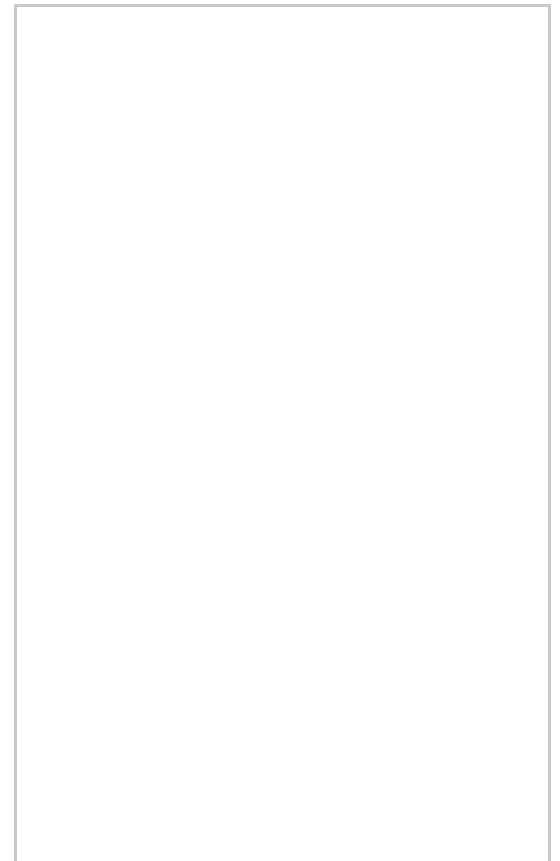
Communal gardens.

Secure parking with electric gates.

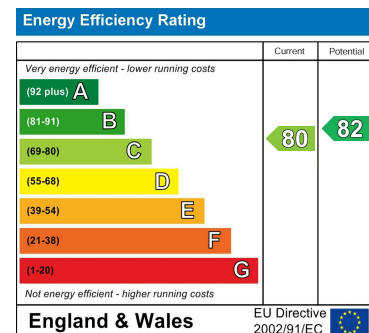
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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