



Plot 17, The Norton, Regal View Oaks Road, Great Glen  
Leicester LE8 9EG



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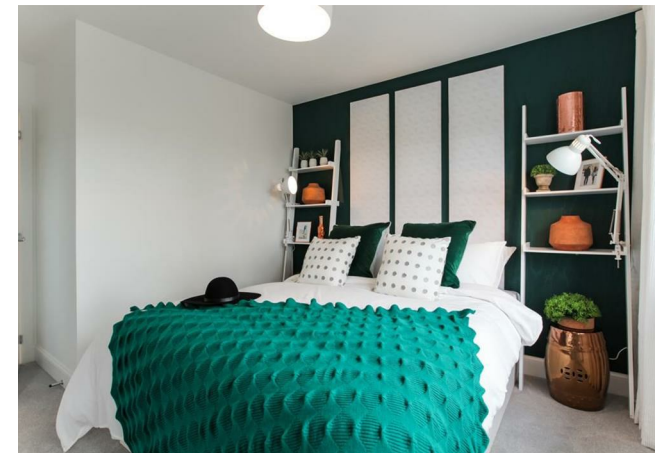
Plot 17, The Norton is a modern one bedroom apartment providing 510 square feet of living accommodation. There is a dual aspect open plan kitchen living area, double bedroom, bathroom and an allocated parking space.

Regal View is a charming development located in the picturesque Leicestershire village of Great Glen. The development has been designed with open space in mind and would appeal to buyers that are looking to live in the countryside.

This is an exciting time to purchase a brand new home from the reputable and award winning Miller Homes!

For more information on the development, house types and prices and to arrange your viewing please contact Thomas James Land & New Homes.

£160,000





## Great Glen

Great Glen is a picturesque Leicestershire village, located 2 miles south of Oadby and approximately 7 miles from Leicester city centre. The village has an excellent provision of amenities including shops, churches, post office, doctors surgery, dentist, park, football club, cricket club and a number of pubs.

The sought after Leicester Grammar School is located in Great Glen along with two primary schools; The Stoneygate School and the Church of England St Cuthbert's.

## Living Area

11'8" × 9'10" (3.57m × 3.02m)

## Kitchen

7'1" × 9'10" (2.18m × 3.02m)

## Master Bedroom

13'6" × 9'10" (4.14m × 3.00m )

## Bathroom

7'1" × 6'2" (2.16m × 1.88m)

## Total Floor Space

510 sq ft

## Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would

receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

DISCLAIMER NOTES

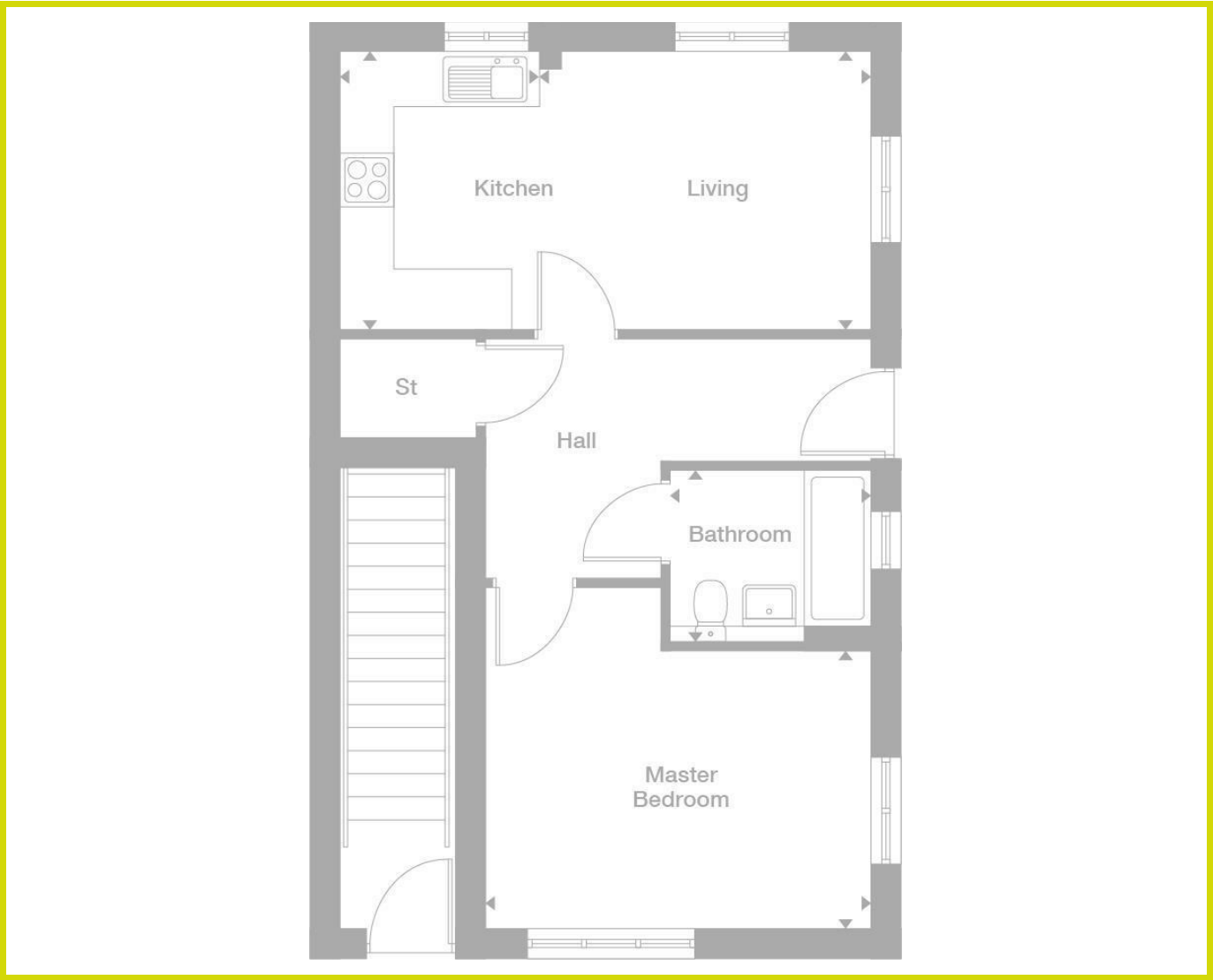
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MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

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



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