



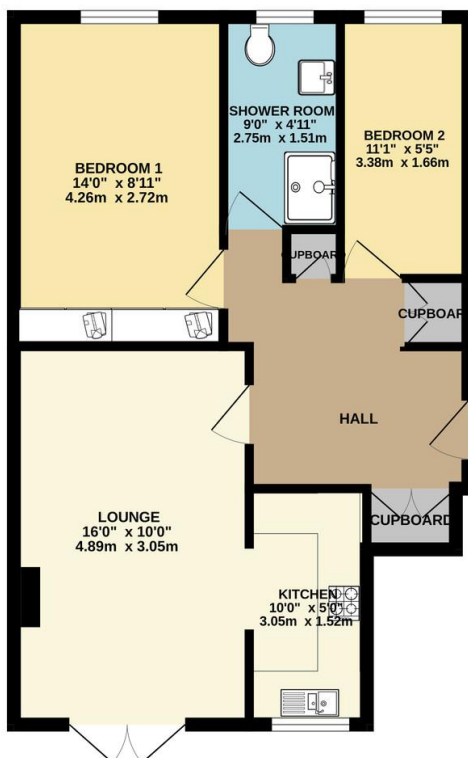
FOR SALE

2 Bed Flat in Long Street, Wigston LE18 2BQ
£125,000

Offered with no upward chain this well presented first floor flat is located in the Pleasant over 60's development of Kingswood Court in Wigston. The accommodation comprises of main entrance communal hall stairs rising to first floor, private entrance hall, lounge, fitted kitchen, two bedrooms and refurbished shower room, allocated carpark and communal gardens. Call Phillips George to view.



GROUND FLOOR
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA - 544 sq.ft. (50.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- Over 60's Development
- First Floor Flat
- Two Bedrooms
- Fitted Kitchen
- Refurbished Shower Room
- No Chain
- Car Park
- Highly Popular Location

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

