



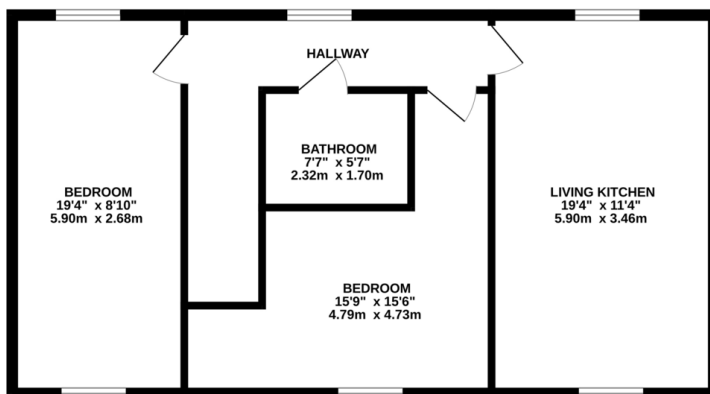
FOR SALE

2 Bed Apartment in Bridge Green, Birstall, LE4 3LB
Guide Price £160,000

*** No Chain *** Two bedroom first floor apartment for sale in Birstall. The property is ideally located close to road connections to the A46 & A6 while still being close to Leicester City Centre. The property can either be bought as is, as a leasehold flat or has the option of also buying the freehold for the whole building. Price for just the flat £160,000, or the flat plus the freehold £170,000.



GROUND FLOOR
694 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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	78	79
(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	

- No Chain
- Option To Buy Freehold
- Two Bedrooms
- Apartment
- Allocated Parking Space
- Good Road Networks
- Leasehold
- Ideal FTB Or Investment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

