



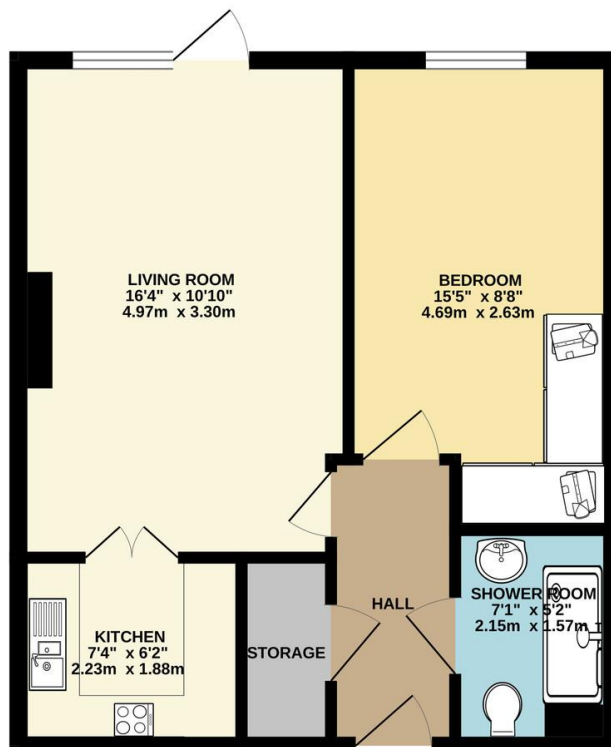
## FOR SALE

1 Bed Apartment in Sandhurst Street, Oadby LE2 5AS  
£125,000

Offered with no upward chain this one bedroom ground floor over 55's retirement flat is nestled in the highly sought-after development of Rowleys Court in Oadby. The accommodation comprises of main entrance hall communal lobby. Main entrance hall with large storage closet, living room, fitted kitchen, bedroom, shower room, impressive landscaped communal gardens, parking. The accommodation is close to local amenities and the Oadby town centre. Contact Phillips George to view.



GROUND FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 432 sq.ft. (40.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, doors and any other items are approximate and no responsibility is taken for any error.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	84
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- Ground Floor Apartment Chain Free
- One Bedroom
- Purpose Built Development
- Well Presented Throughout
- Shower Room
- Overlooking The Courtyard
- Allocated Parking
- Over 55's Only

