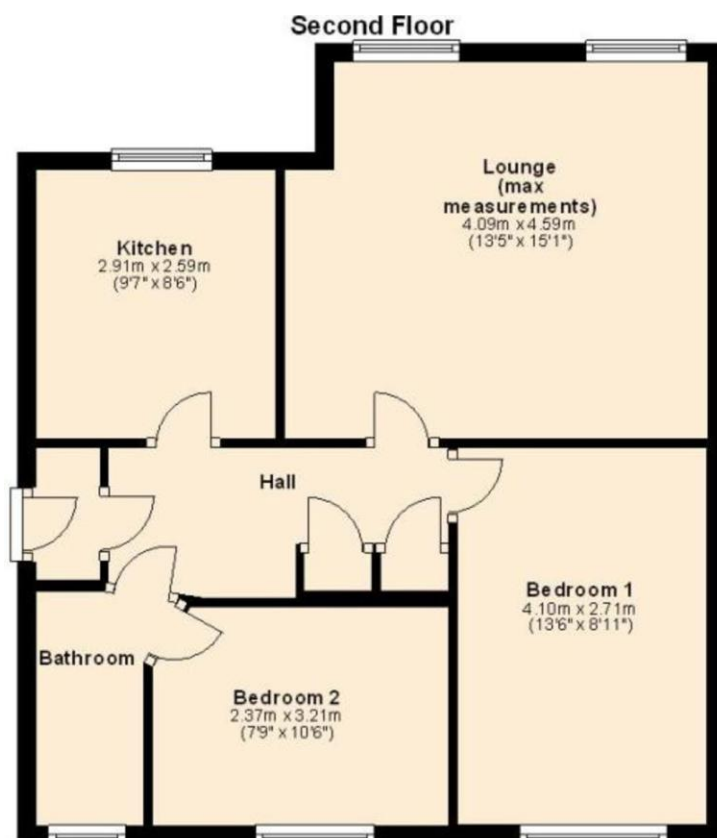




## FOR SALE

2 Bed Apartment in Lock Keeper Close, South Wigston, LE18 4NU  
£145,000

\*\*\* No Chain \*\*\* Well presented second floor flat for sale overlooking the locks and canals running through South Wigston. The property is currently tenanted and can be sold with or without the tenant in situ. The rent currently being paid is £775pcm giving a gross yield of 6.41%. The accommodation comprises communal hall, entrance hall, lounge, kitchen, two bedrooms, bathroom and communal parking area.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(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 & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		

- No Chain
- Two Bedrooms
- Second Floor
- Open Countryside Views
- Communal Parking
- Currently Rented With Gross Yield Of 6.41%
- Well Presented
- Can Be Sold With/Without Tenant

**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.

