



## Swithand Court

Braunstone, Leicester, Leicestershire, LE3  
2TY

**Offers Over £100,000**

Kings are delighted to present this WELL PRESENTED 2 bed flat for sale in the very sought after area of Braunstone Town. Offering 2 car parks for off road parking, communal garden, new kitchen and large living room. Close to lots of local amenities and easy access to the M1 and M69.  
CALL KINGS.



# Property Features

- VERY SOUGHT AFTER LOCATION
- Easy M1 and M69 Access
- WELL PRESENTED THROUGHOUT
- Communal Garden
- CLOSE TO LOCAL
- New Kitchen
- OFF ROAD PARKING
- Over 55's Only
- UPVC Double Glazed Throughout
- CALL KINGS TODAY

## Full Description

Kings are delighted to present this WELL PRESENTED 2 bed flat for sale in the very sought after area of Braunstone Town.

Offering 2 car parks for off road parking, communal garden, new kitchen, large living room and 2 spacious bedrooms.

Close to lots of local amenities including One stop convenient store, The Winstanley public house and Fosse shopping park, Sainsbury's and Asda.

OVER 55'S ONLY  
CALL KINGS FOR VIEWINGS

### ENTRANCE HALL 3' 2" x 16' 10" (0.99m x 5.14m)

Wooden door leading into property with carpet laid to floor, stairs leading up to the flat, handrail fixed to wall

and ceiling light and wooden door leading into the living room at the top of the stairs.

### LIVING ROOM 16' 10" x 11' 4" (5.14m x 3.47m)

Wooden door leading into living room with carpet laid to floor, ceiling light, wooden doors leading into adjacent rooms and storage cupboard, radiator fitted to wall and UPVC double glazed window.

### KITCHEN 6' 5" x 10' 7" (1.98m x 3.24m)

Wooden door leading into kitchen with vinyl laid to floor, ceiling light, newly fitted units with granite effect worktops, stainless steel sink with mixer tap, electric oven with 4 hob gas stove, under cupboard space for fridge, freezer and washing machine, ceiling light, built in cupboard with boiler in and UPVC double glazed window.

### BEDROOM 1 11' 6" x 9' 7" (3.53m x 2.93m)

Wooden door leading into bedroom 1 with carpet laid to floor, ceiling light, radiator fitted to wall, built in storage cupboard with wooden doors and UPVC double glazed window.

### BEDROOM 2 9' 10" x 6' 8" (3.01m x 2.05m)

Wooden door leading into bedroom 2 with carpet laid to floor, ceiling light, radiator fitted to wall, built in storage cupboard with wooden door and UPVC double glazed window.

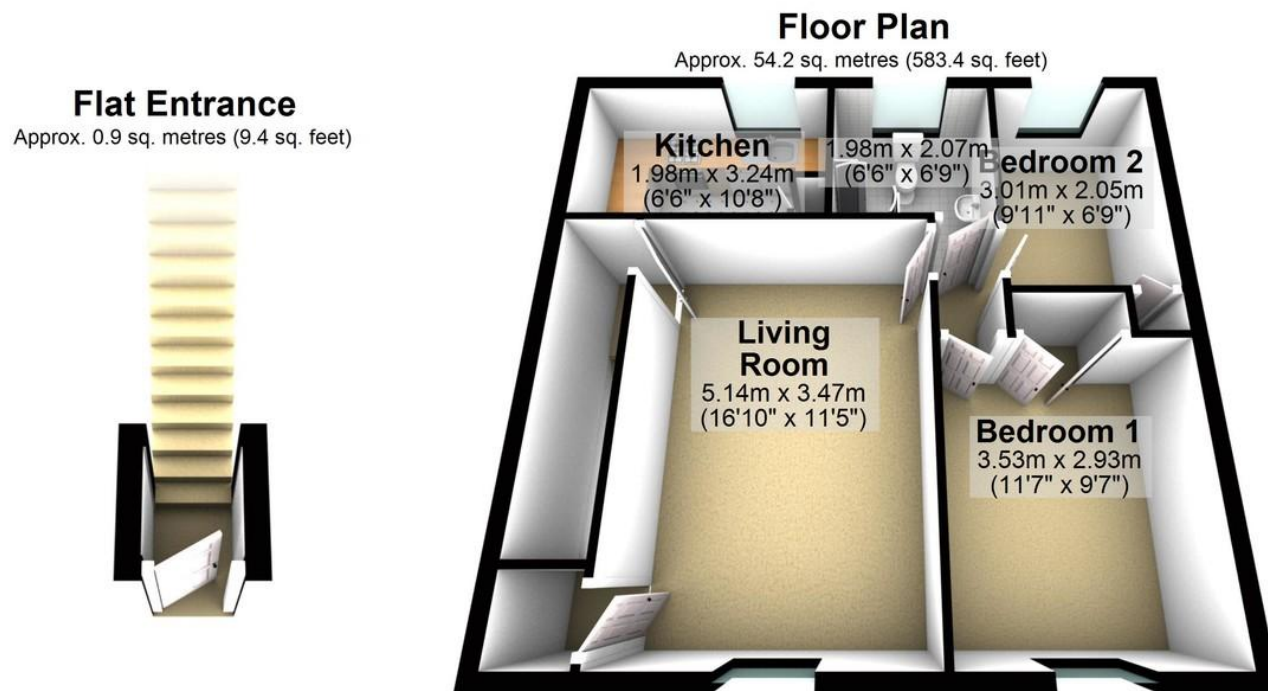
### BATHROOM 6' 9" x 6' 5" (2.07m x 1.98m)

Wooden door leading into bathroom with carpet laid to



floor, ceiling light, radiator fitted to wall, W/C, wash basin, glass shower cubicle with electric shower and UPVC double glazed window.

**OUTSIDE** The property is situated in a communal garden which is shared with the other residents of Swithland court. There are 2 car parks, a larger one and a smaller one, which allows for plenty of space for off road parking and is for residents only.



Total area: approx. 55.1 sq. metres (592.8 sq. feet)

#### Further information:

Money laundering regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### OFFER CHECKLIST

- Proof of ID
- Proof of Address
- Bank Statement/proof of funds
- Solicitors contact details
- Letter to Confirm Offer

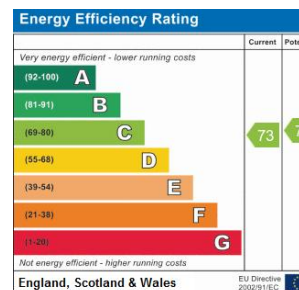
A Finders Fee may be payable.

**Tenure:** Freehold

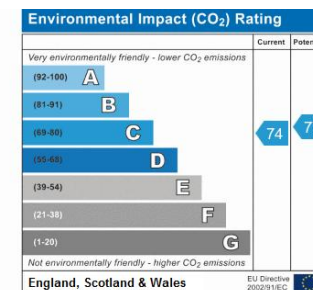
**Local Authority:**

**Council Tax Band:** Band

**Viewings:** By appointment only



Address:  
Swithand Court, Braunstone, LE3 2TY



297 Uppingham Road,  
Leicester, Leicestershire,  
LE5 4DG

www.kingsstateuk.com  
info@kingsstateuk.com  
0116 352 7012

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

