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**Fothergill Wyatt**  
Estate Agents and Chartered Surveyors

**Flat 3, Younglands Court, 172  
Evington Lane,  
Evington, LE5 6DH  
£150,000**





A spacious and elegant first floor apartment, situated opposite the Leicestershire Golf Course. The property is located within walking distance of the various amenities found within Evington Village Centre and is well positioned for access to Leicester city centre, universities, hospitals and the train station. The imposing Edwardian house, which has been converted into residential apartments retains many original features and consists of an entrance vestibule, welcoming hallway, two large reception rooms, kitchen, utility, two bedrooms, a study/nursery, a bathroom and private roof terrace. No upward chain. EPC E.

- Spacious First Floor Apartment
- Charming Edwardian Building
- Popular Location
- Large Airy Rooms
- Private Roof Terrace
- Garage
- No Upwards Chain

#### Private Entrance Hall

Accessed via timber door, with stairs to first floor, ceiling light point and doors to rooms.

#### Lounge

16'4" x 14'9" (5.0m x 4.5m)

Ceiling chandelier point, original ceiling coving, timber frame sash bay windows to front elevation, fireplace with tiled surround and hearth, ogee skirting and radiator.

#### Breakfast Kitchen

14'9" x 11'5" (4.5m x 3.5m)

Ceiling light point, timber frame sash windows to side elevation, fitted kitchen with a full range of wall and base units with space and plumbing for washing machine and dishwasher, space for fridge freezer, laminated roll edge work tops with inset composite sink and drainer with mixer tap over, integrated four ring electric hob with extractor fan over, tiled splash backs, radiator and laminate flooring.





### Bedroom One

14'9" x 14'5" (4.5m x 4.4m)

Ceiling chandelier point, original picture rail, timber frame sash windows to side elevation, fireplace with decorative surround, glazed sliding doors to roof terrace, radiator and ogee skirting.

### Bedroom Two

14'5" x 13'9" (4.4m x 4.2m)

Ceiling light point, original ceiling coving, dual aspect timber frame sash windows to front and side elevations, radiator and ogee skirting.

### Study/Nursery

8'6" x 6'2" (2.6m x 1.9m)

Ceiling light point, timber frame sash window to front elevation, radiator and ogee skirting boards.

### Bathroom

Ceiling light point, obscure glazed window to rear elevation, fitted four piece bathroom suite with low flush WC, pedestal wash hand basin with pillar taps and tiled splash back over, bidet, panelled bath with stainless steel mixer tap and shower over, part tiled walls, heated towel rail and laminate flooring.

### Outside

To the front of the property is a paved pathway leading to the front door bordered by a wealth of mature shrubbery. The private roof terrace provides a great outdoor hosting space. A single garage is also included with the property with power, lighting and up and over door.

### Lease Details

From the management company: Butlins  
Lease Length: The lease is in the process of being extended to 999 years from 1977  
Service Charge: £94.86pcm

### Directional Note

Leaving the City Centre take the A6 London Road. Turn left on Evington Road and continue straight along onto Evington Lane. At the cross road traffic lights continue straight along Evington Lane, turn left onto the Evington Lane slip road where the property can be found on the left hand side. Sat Nav Ref: LE5 6DH.

### Viewings

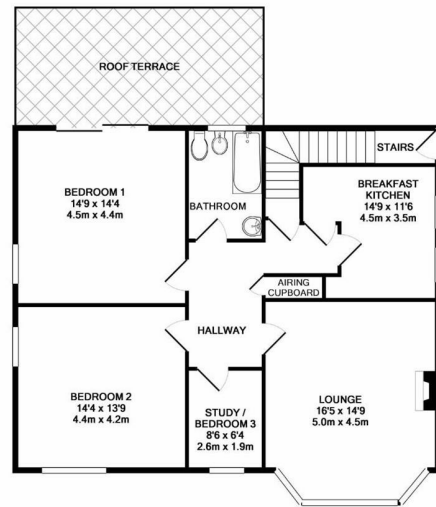
Viewings are to be strictly by appointment only with Fothergill Wyatt on 0116 270 5900. Alternatively, further details can be found on the website and you can register with us at [www.fothergillwyatt.com](http://www.fothergillwyatt.com)

### Directions

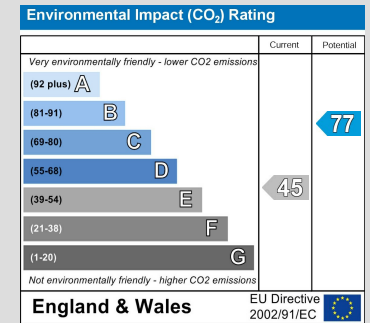
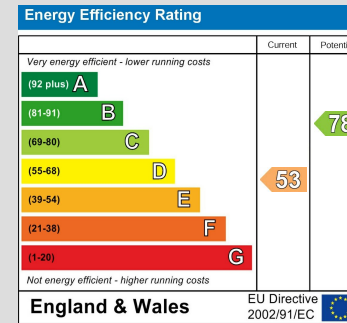
SAT NAV: LE5 6DH



## Floorplans & EPC



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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