

## 2 bedroom flat for sale, Staples Drive, Coalville LE67 (89,950 GBP)

Location East Midlands, Leicestershire

https://www.freeadsz.co.uk/x-164506-z



\*\*\* IMMACULATELY PRESENTED TWO BEDROOM SECOND FLOOR APARTMENT ENJOYING LOUNGE, REFITTED KITCHEN, COMMUNAL GARDENS AND ALLOCATED PARKING.\*\* EPC RATING B. Situated on the outskirts of the town centre and being realistically priced. The accommodation is accessed by the communal entrance and the apartment is accessed on the second floor. The accommodation comprises entrance hall, two bedrooms, three piece white suite bathroom, 17'7 lounge/diner and refitted kitchen. Externally there is a communal garden area, mature outlook to the rear and allocated parking. VIEWING RECOMMENDED.AccommodationBeing accessed via the communal entrance hall and the apartment is located on the second floor.Entrance HallBeing approached via the personal door with radiator.Bedroom 2.67m x 2.67m (8'9' x 8'9')Having radiator and uPVC double glazed window to front.BathroomFitted with the three piece white suite comprising panelled bath, low level w.c, pedestal wash hand basin, chrome finish fittings, tiled splashbacks and heated towel rail.Master Bedroom 3.89m x 2.95m widening to 3.51m (12'9' x 9'8' wideWith radiator, two double wardrobes and uPVC double glazed window to rear enjoying mature outlook.Lounge/Diner 5.36m x 3.78m narrowing to 3.02m (17'7' x 12'5' naHaving two radiators, uPVC double glazed window to front and opening giving access to the refitted kitchen.Refitted Kitchen 2.92m x 2.44m (9'7' x 8'0')Being refitted in 2013 with the base and wall cupboards, rolled edge worktops, stainless steel oven with four ring gas hob and extractor hood, sink unit, tiled splashbacks, ceramic tiled floor, cupboard housing the gas fired central heating boiler and uPVC double glazed window to rear enjoying mature outlook to the rear enjoying mature outlook to the rear of the property and having allocated parking space.TenureThis property is Leasehold and the shareholder is East Midlands Housing Association. There is ground rent and service charge of 94.00 per month which includes external garden.

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