

**2 DOUBLE BEDROOMED GROUND FLOOR LEASEHOLD APARTMENT  
WITH A 999 YEAR LEASE FROM NEW IN 2007 - GROUND RENT £150  
PER YEAR AND MAINTENANCE CHARGE £100 PER YEAR**



20 Drage Close

Lutterworth LE17 4PR

**Guide price £160,000**



# 20 Drage Close



## Description

Looking for YOUR FABULOUS FIRST HOME or an INVESTMENT OPPORTUNITY - This IMMACULATELY PRESENTED, GROUND FLOOR APARTMENT is located on a SMALL, QUIET DEVELOPMENT in LUTTERWORTH and was built by JELSON HOMES. This purpose built apartment not only has its very OWN LOW MAINTENANCE GARDEN, but TWO DOUBLE BEDROOMS, OPEN PLAN KITCHEN LIVING AREA, SUPERB bathroom with SHOWER and not ONE but TWO OFF ROAD PARKING SPACES - ideal for a COUPLE SHARING. Why put up with no parking and an old terraced house when you could be living in this GORGEOUS APARTMENT. LEASEHOLD on a 999 year Lease from when built in 2007, Ground Rent just £150 per year and the Maintenance Charge is just £100 per year. These APARTMENTS are well maintained and have just had a FRESH RE -PAINT to the OUTSIDE. It is READY TO MOVE INTO, just UNPACK and RELAX. For your VIEWING either VIRTUAL or FACE TO FACE please contact the agent today.

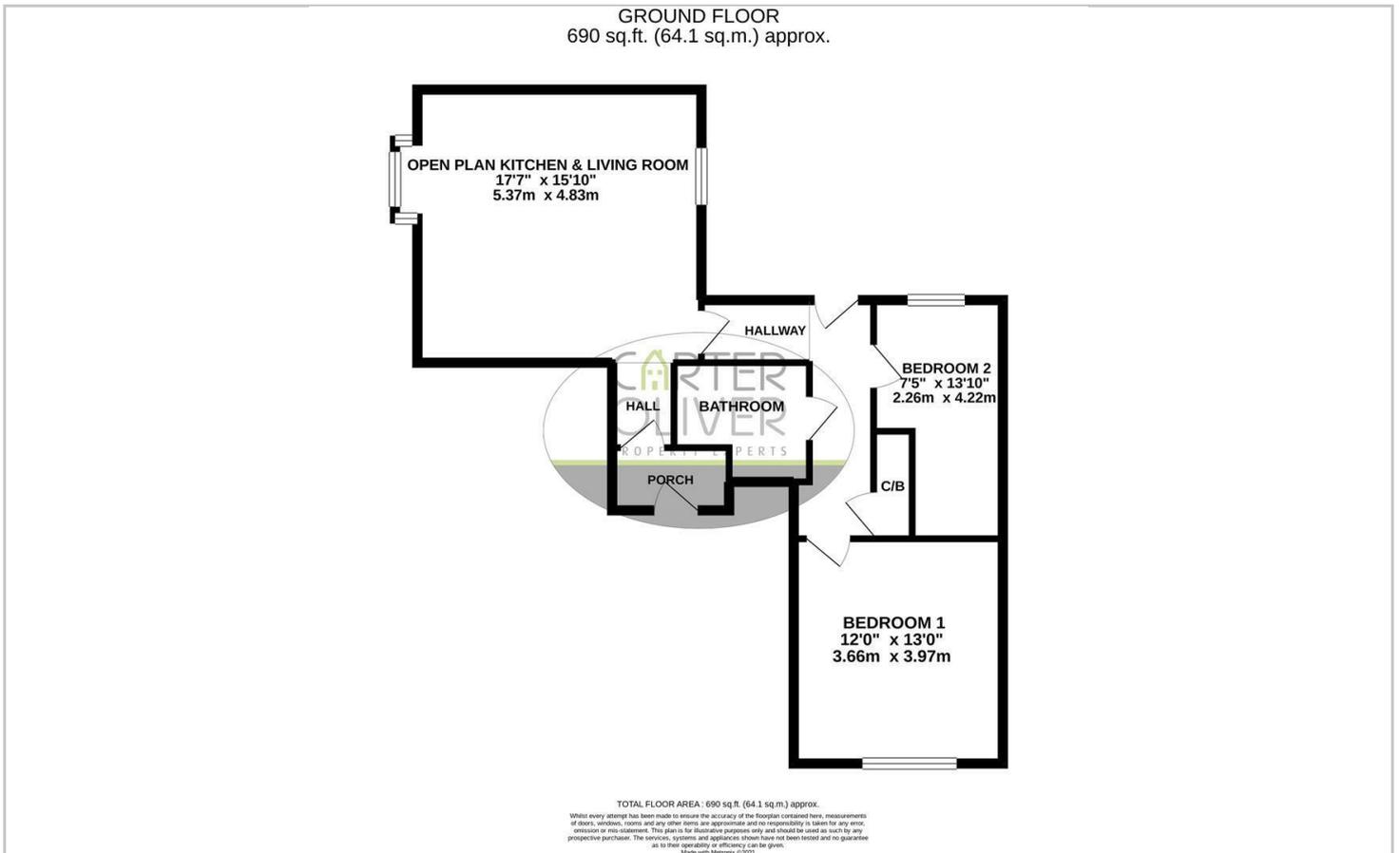
- GROUND FLOOR APARTMENT
- INVESTMENT OPPORTUNITY
- OPEN PLAN LIVING KITCHEN
- BATHROOM WITH SHOWER
- OPEN GRASS AREA TO FRONT
- 2 DOUBLE BEDROOMS
- POTENTIAL GROSS YIELD OF 5%
- LOW MAINTENANCE PRIVATE GARDEN
- TWO OFF ROAD PARKING SPACES
- EPC C



# TWO DOUBLE BEDROOMS AND A PRIVATE REAR GARDEN



## Floor Plan



## Area Map



## Viewing

Please contact our LUTTERWORTH Office on 01455 248033 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

