

Flat 6 Byron Court, Fleckney, LE8 8UP



Offers Around £100,000

A delightful over 55's apartment well situated, opposite the duck pond, in the centre of this popular village. The accommodation briefly comprises: Entrance hall, lounge/diner, fitted kitchen, two bedrooms and modern shower room. There is also allocated off road parking. The property is offered with the benefit of immediate vacant possession.

Entrance Hall

Built in wardrobe. Electric storage heater. Emergency pull cord. Doors to rooms.

Lounge/Diner 14'6" x 11'1" (4.42m x 3.38m)



Sliding double-glazed patio doors opening to a Juliet balcony with views across to the duck pond. Feature fireplace with marble back and hearth, and timber surround. Slimline electric storage heater. Double-glazed window to the side aspect. Television and telephone points. Door to kitchen.

(Lounge/Diner Photo Two)



Kitchen 10'11" x 6'7" (3.33m x 2.01m)



Range of fitted base and wall units. Double-glazed window to side elevation. Roll edge work-surfaces. Fitted double oven and full ring electric hob. Space and plumbing for automatic washing machine. Single sink and drainer. Shelved pantry cupboard. Complementary tiled splash-backs. Extractor fan. Vinyl flooring. Space for upright fridge-freezer.

(Kitchen Photo Two)

Bedroom One 13'3" x 9'4" (4.04m x 2.84m)



Double-glazed window to front elevation. Built-in wardrobe. Fitted wardrobes.

(Bedroom One Photo Two)



Bedroom Two 9'5" x 6'6" (2.87m x 1.98m)



Double-glazed window to rear elevation. Electric panel heater.

Shower Room



Walk-in double shower cubicle with electric shower fitment. Wash-hand basin and low-level WC. Airing cupboard housing lagged hot water tank. Opaque double-glazed window.

Outside



Communal parking area with allocated parking spot. Bin store. Communal gardens.



(Communal Gardens Photo)



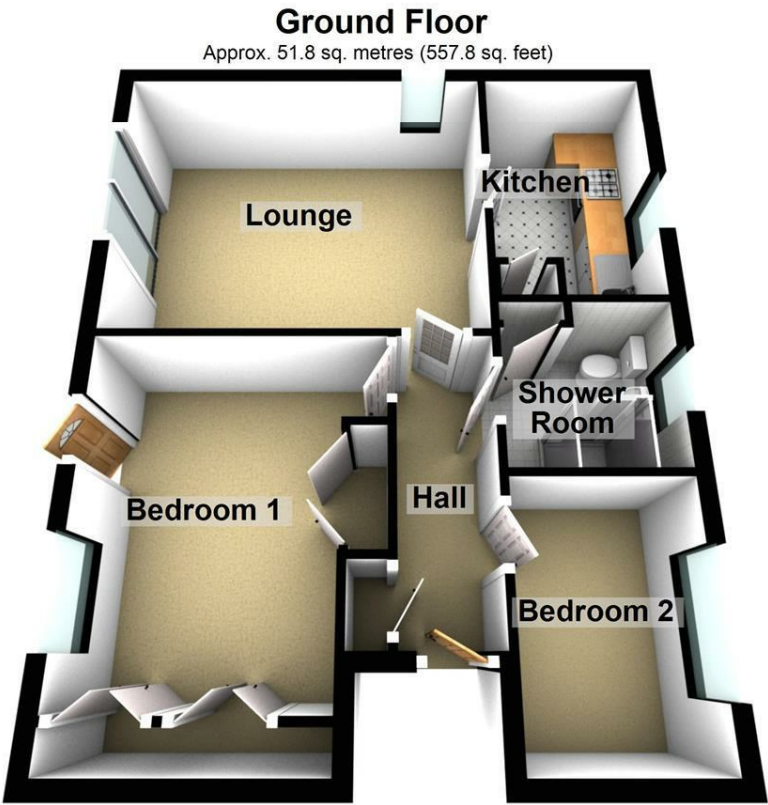
Service Charge & Additional Details

At the time of the preparation of the sales particulars the service charge was £157.16 per calendar month. Careline system within apartment.

[View](#)

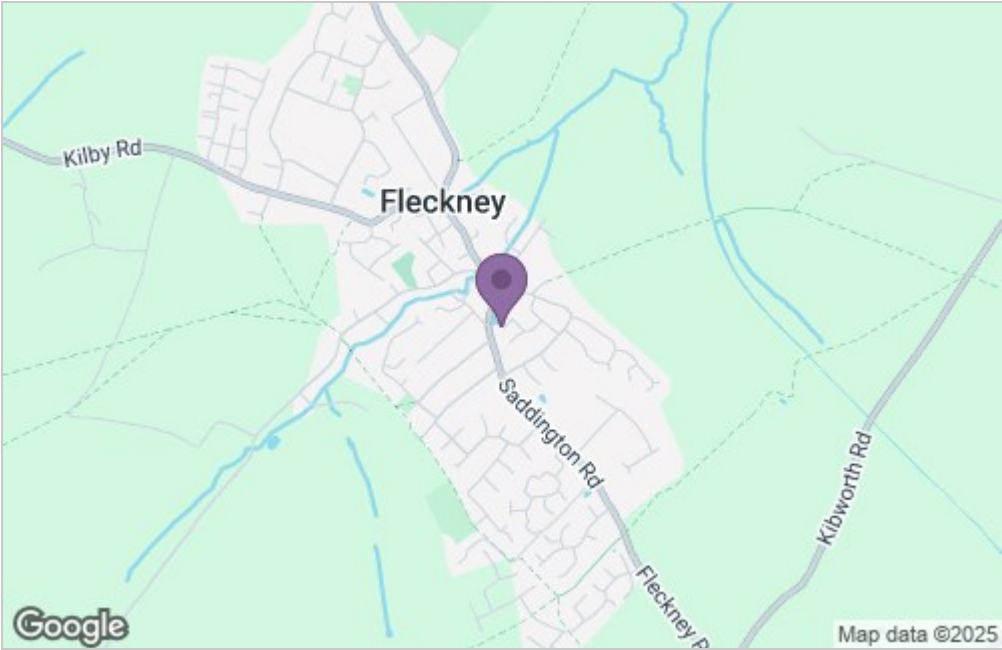


Floor Plan



Total area: approx. 51.8 sq. metres (557.8 sq. feet)

Area Map



Energy Efficiency Graph

