

FLOOR PLAN

DIMENSIONS

Entrance Hall

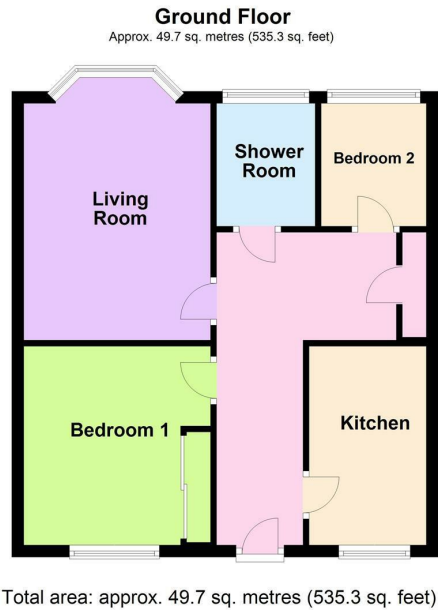
Lounge  
13'03 x 10'03 (4.04m x 3.12m)

Kitchen  
10'06 x 6'06 (3.20m x 1.98m)

Bedroom One  
10'09 x 10'04 (3.28m x 3.15m)

Bedroom Two  
9'03 x 5'09 (2.82m x 1.75m)

Shower Room  
6'03 x 6'03 (1.91m x 1.91m)



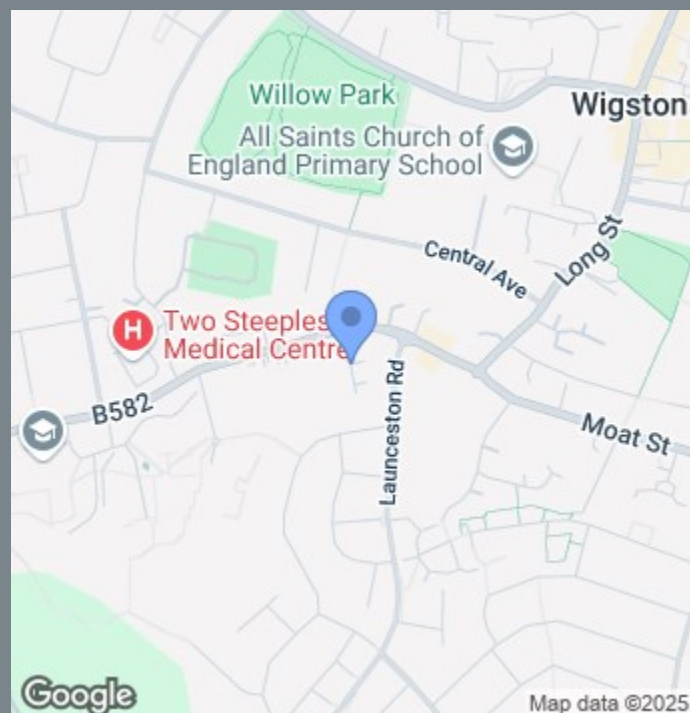


## OVERVIEW

- Two Bedrooms
- Ground Floor Apartment
- Quiet & Sought After Location
- Over 55's Development
- Lounge With Bay Window
- Fitted Kitchen
- Leasehold. Years Left on Lease - 62 years
- Council Tax Band - A
- EPC D,
- Must Be Viewed

## LOCATION LOCATION....

Located in the heart of Wigston you will only ever be a short walk away from the village's supermarkets including Sainsbury's and Iceland. Smaller convenience stores, a doctor's surgery, vets and a post office are also located in the village. Wigston Magna also has a lovely variety of cafes, restaurants, takeaway shops and pubs to suit everyone's taste. There is a good range of primary schools and nursery groups within Wigston Magna along with the new Wigston Academy Secondary School just a short walk away and local South Leicestershire College only a 5 minute bus ride away. There are plenty of bus stops within the village making it a quick and easy commute to Leicester's City Centre. Access to surrounding motorways and Fosse Park is also only a short drive away.



## THE INSIDE STORY

*This lovely two bedroom ground floor apartment for the over 55's is offered for sale and is situated in the much sought after Parlour Close development in Wigston. Must be viewed to fully appreciate all the accommodation on offer. Through the front door into the entrance hall with doors to all of your living. The kitchen is to the front and is fitted with a range of wall and base units, a stainless steel sink drainer, plumbing for a washing machine and space for a cooker and under counter fridge. The spacious lounge is light and airy yet has a cosy feel, a lovely space to relax in at the end of the day. There are two cupboards providing lots of useful storage. Bedroom one is a good size double and benefits from fitted wardrobes, bedroom two is a god size single. The modern shower room has a walk in shower cubicle, low level wc and wash basin with vanity unit.*

*Externally this home has parking and a communal garden providing a fabulous place to sit and enjoy the sunshine.*

*Lease Term 121 years left*

*Service Charge Monthly - Approximately £200.87*

