

## 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.** Accommodation Being accessed via the communal entrance hall and the apartment is located on the second floor. Entrance Hall Being 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. Bathroom Fitted 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' wide With 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' na Having 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. Outside Provides Communal Garden Situated at the rear of the property and having lawned area with fenced boundaries and mature outlook to the rear. Allocated Parking Situated to the rear of the property and having allocated parking space. Tenure This 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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