

FOR SALE



Top Floor Apartment • City Centre Location • Close to DMU • Close to LRI • 2 Bedrooms • 1 Bathroom • Allocated Parking • Council Tax Band: B • EPC: C

Apt 13, Oakwood House, 85 Oxford Street – LE1 5XY £125,000 Leasehold



Contact us: 101 Buckminster Road, Leicester, LE3 9AT, 0116 2963300, sale@abbeyls.com



Entrance Hall

Timber Framed Front door, ceiling light point, phone entry system, radiator, carpeted flooring, doors leading to Living area, bedroom 1, bedroom 2, bathroom and storage cupboard.

Living Area

18' 3" x 10' 4" (5.57m x 3.15m)

Ceiling light point, radiator, TV, Sky and telephone points, carpeted flooring, curtains and French door with Juliet balcony.

Kitchen Area

9' 2" x 8' 3" (2.79m x 2.51m)

Ceiling light point, fully fitted kitchen offering base and wall cupboards, rolled edge worktop with stainless steel sink and drainer, hot and cold mixer tap over, gas hob, electric oven and extractor fan, fridge/freezer, washing machine and vinyl flooring.

Bedroom 1

11' 1" x 9' 7" (0.33m x 2.92m)

Ceiling light point, radiator, Velux double glazed window with fitted blind and carpeted flooring.

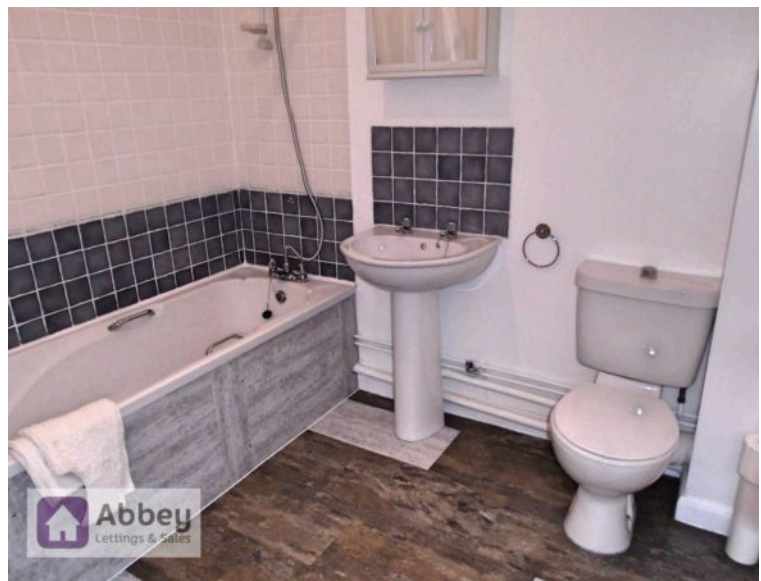
Bedroom 2

10' 1" x 6' 4" (3.08m x 1.93m)

Ceiling light point, radiator, Velux double glazed window with fitted blind and carpeted flooring.

Bathroom

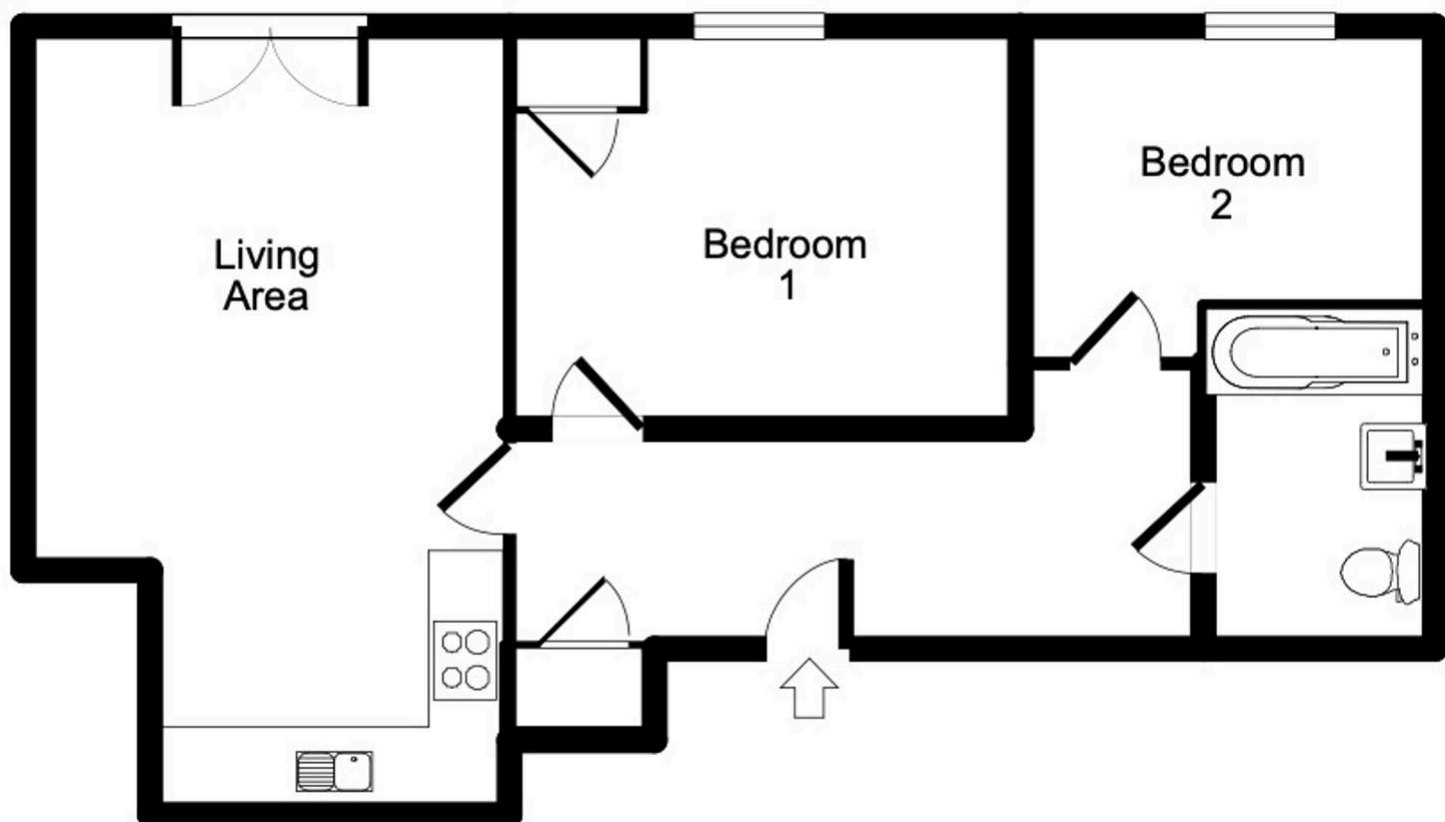
Ceiling light point, radiator, extractor fan, 3-piece suite offering, pedestal wash hand basin, low level flush toilet, bath with shower over and vinyl flooring.





PERMIT

1 Parking Space



Please note for guidance only and is not to scale.

How To Make An Offer - Please email us at sales@abbeyls.com with any offers along with proof of funds and mortgage in principle. Please include a photo ID and a recent utility bill with your current address this will then be submitted to the vendor.

Money Laundering - In line with current money laundering regulations, prospective buyers will be asked to provide us with a photo I.D. (e.g. Passport, driving license, bus pass, etc) and proof of address (e.g. Current utility bill, bank statement, etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

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Free Property Valuations! - If you have a house to sell then we would love to provide you with a free no-obligation valuation.

