



12, EVINGTON LANE

EVINGTON, LEICESTERSHIRE

JAMES
SELICKS

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12

Evington Court, Evington Lane,

Evington,
Leicestershire LE5 6DH

Located just outside Evington village, a two bedroom second floor apartment requiring some upgrading, but would make an ideal first time or investment purchase.

- Communal & private entrance halls
- sitting room
- kitchen
- two bedrooms
- bathroom
- communal gardens
- one allocated parking space & single garage in a block
- no chain involved
- leasehold
- EPC - C

LOCATION

Evington Court is conveniently located two miles south from Leicester city centre and offers a wide range of neighbourhood shopping facilities catering as well as being well served by popular schooling, sporting, leisure and recreational amenities.

ACCOMMODATION

Evington Court is entered via a communal entrance hall housing the intercom system and staircase to all floors. The private entrance hall houses a useful storage cupboard. The sitting room has a uPVC double glazed window to the front elevation. The kitchen houses the Worcester wall mounted boiler, a pantry cupboard and has a range of eye and base level units with drawers, a gas cooker, Hotpoint washing machine, stainless steel sink, and a uPVC double glazed window to front elevation.

Bedroom one has a secondary glazed window to the rear elevation. Bedroom two has built-in wardrobes and a secondary glazed window to the rear elevation. The bathroom houses the airing cupboard and has a white three piece suite comprising low flush WC, pedestal wash hand basin and panelled bath with shower over, uPVC double glazed window to the front elevation.

OUTSIDE

The property enjoys communal grounds, one allocated parking space plus visitor's parking and a single garage in a block.

DIRECTIONAL NOTE

Proceed out of Leicester via the A6 London Road in a southerly direction, eventually taking a left hand turn at the traffic light complex into Evington Road, eventually becoming Evington Lane, passing the Leicestershire Golf Course where Evington Court can may be found on the left hand side, as indicated by the Agents For Sale sign.

LEASE DETAILS

Please be advised that whilst we make every effort to ensure that these lease details are correct, these are subject to change, must not be relied upon and MUST be verified by any potential Purchaser's Solicitor.

Lease Term : 947 years remaining
Ground Rent : £50 per annum.
Service Charge : £1,340 per annum
Management Company : HLM

Details supplied by vendor 21st January 2022

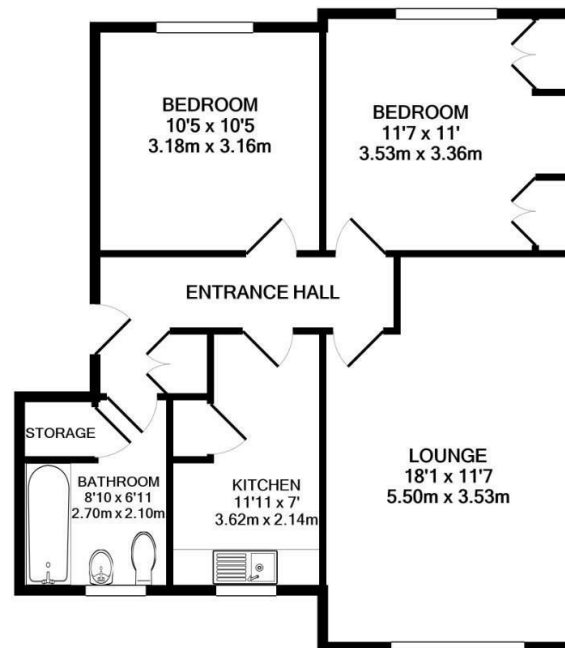




12, Evington Court Evington Lane, Evington, Leicester, Leicestershire, LE5

6DH

Total Approx Gross Internal Floor Area 673.00 sq ft
Measurements are approximate. Not to scale. For illustrative purposes only.



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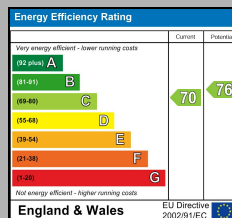
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Important Notice

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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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