

£425 per month

Carrick Point, Falmouth Road, Evington, LE5



-  ONE BEDROOM FLAT
-  DOUBLE GLAZING
-  SPACIOUS LIVING
-  RESIDENT PARKING
-  PARTLY FURNISHED
-  WHITE GOODS
-  AVAILABLE NOW!!

Oadby Estates have great pleasure in offering the market this well maintained one bedroom flat to let, located in the Evington area. The accommodation consists of; communal entrance hall with two communal lifts, private hallway with telephone point, a spacious double bedroom, bathroom and open planned lounge/ kitchen. Externally there is resident parking, communal gardens and the flat is located within a close distance from local amenities. The Carrick Point building boasts many professional residents with the Leicester General Hospital being a very close walk away.



**Hallway**

Leads to the bathroom, bedroom, and lounge/ kitchen area. There is a storage cupboard here also.

**Master Bedroom**

9'3" x 15'4" (2.82m x 4.67m)

This spacious double bedroom with newly fitted carpet has an electric heater, integral cupboard and double glazed window to the side of the property.

**Bathroom**

6'0" x 5'8" (1.83m x 1.73m)

The contemporary bathroom comprises of a tub with electrical shower over and partly tiled walls.

**Open planned lounge/ kitchen**

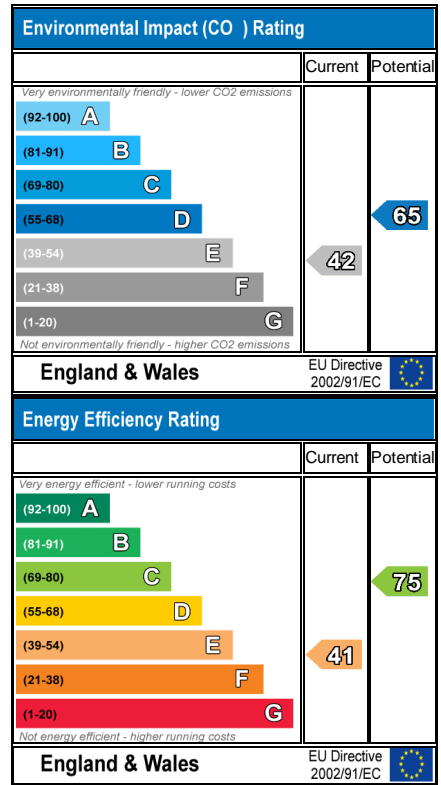
10'9" x 18'3" (3.28m x 5.56m)

This spacious, newly carpeted living area has a large double glazed window to the side, electrical heater, television point.

**Kitchen**

7'5" x 8'0" (2.26m x 2.44m)

The kitchen comprises of partly tiled walls, up and down units, storage cupboard, washing machine, stand alone cooker, basin, fridge and work top area.



General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER OADBY ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.