



**3 Hermitage Court Honeywell Close**  
Oadby, LE2 5QQ  
**Offers Over £110,000**





No Upward Chain Investment Opportunity! A very well presented ground floor one bedroom flat, located within close proximity to Oadby Parade & Wigston Magna, Welcome to Hermitage Court. Currently tenanted achieving £775 per calendar month, this is the ideal buy to let investment.

The property has 82 years remaining on the lease and has the option to extend by a further 100 years, subject to necessary legal expenses.

The property comprises of; Entrance Hallway with Storage cupboards, One double bedroom, three piece Bathroom suite, an open plan kitchen & living room space with all integrated appliances included.

- Ground Floor Flat
- One Double Bedroom
- Open Plan Lounge & Kitchen Space
- Currently Tenanted at £775 pcm
- Integrated Appliances In Kitchen
- Close to Oadby Parade & Local Schooling
- Allocated Parking in Gated Community
- Gas Central Heating & UPVC Double Glazing.
- Internet - see Ofcom Checker
- Council Tax Band B, EPC Rating C



**Location**

The property is ideally situated for Oadby's highly regarded schools and nearby bus links running into Leicester City Centre with its professional quarters and train station. A wide range of amenities are available along The Parade in nearby Oadby Town Centre, along with supermarkets and local leisure/recreational centre with pool, Leicester Racecourse, University of Leicester Botanic Gardens and Glen Gorse Golf Club.

**DRAFT DETAILS AWAITING VENDOR APPROVAL**

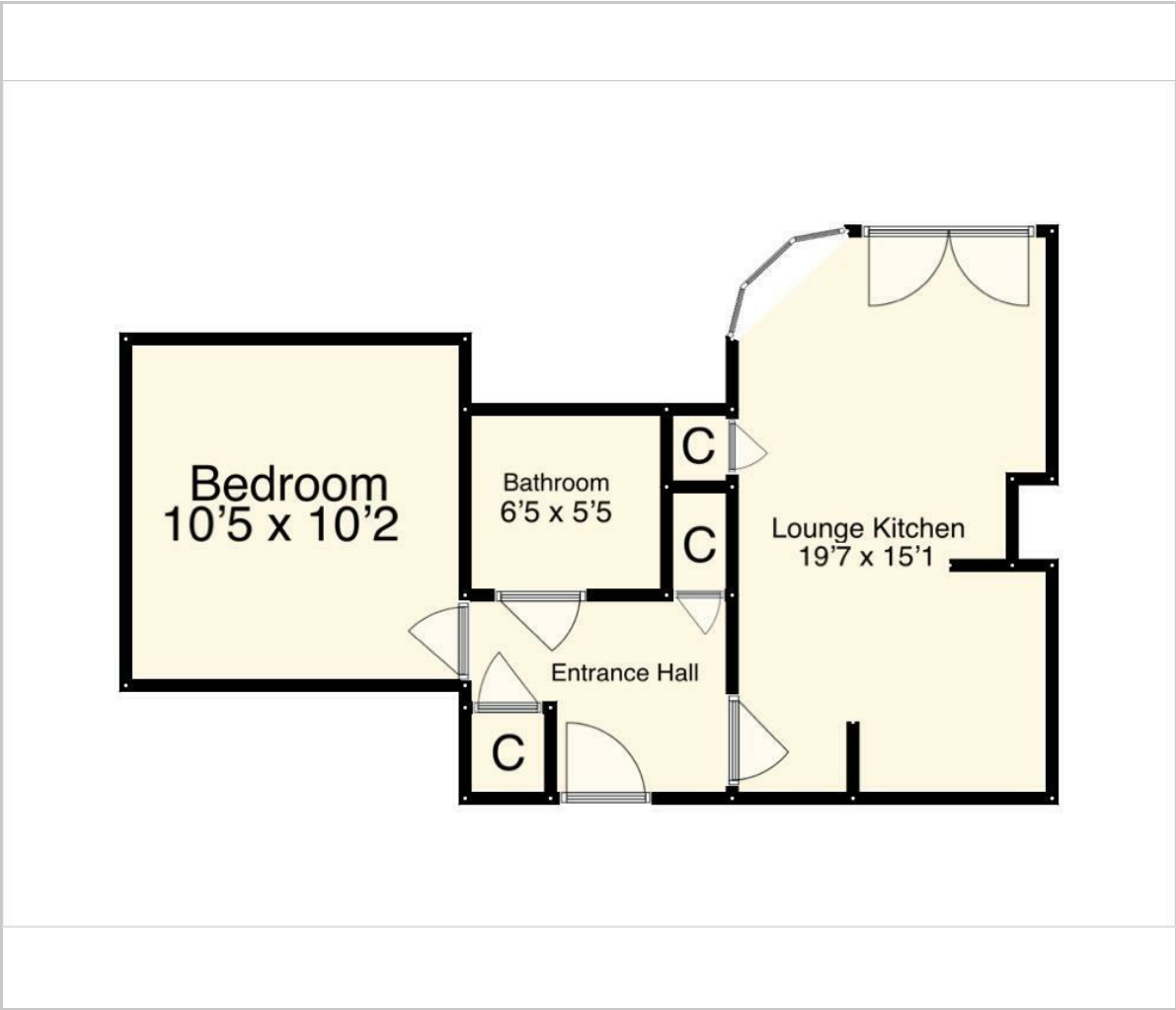
**Lease Information**

We understand there is an option to extend the lease, subject to the relevant costs involved. There have been other properties in the block that have had the lease extended by 100 years.





Floor Plan



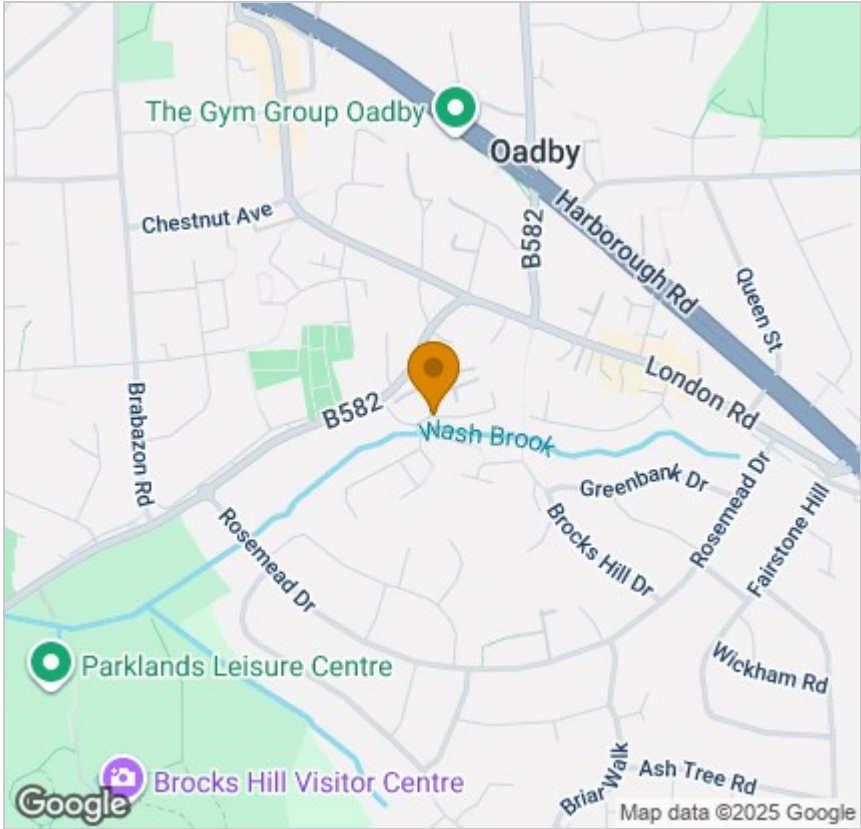
Viewing

Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

