



## 30 Highfield Court

, Earl Shilton, LE9 7NS

£650 Per Month



An impressive, tastefully decorated, well maintained one double bed roomed ground floor apartment in popular location. The property has the benefit of UPVC double glazing, modern bathroom with shower, secure allocated parking, visitor parking, security intercom.



### Entrance lobby

Leading to ground floor apartment.

### Reception hall 10'0" x 6'4" (3.06 x 1.94)

Having security intercom, storage cupboard with hot water cylinder, coving, smoke detector.

### Lounge/dining room (front) 12'2" x 8'8" (3.73 x 2.66)

Having UPVC double glazed window, feature electric fire, coving, power points.

### Bathroom 6'5" x 5'10" (1.96 x 1.78)

Having full suite comprising panelled bath with electric shower, pedestal wash hand basin, low flush w.c, electric wall mounted fan heater, extractor fan, ceramic wall tiling.

### Bedroom (rear) 9'2" x 8'7" (2.79 x 2.61)

Having UPVC double glazed window, coving, power points.

### Kitchen (rear) 12'6" x 5'9" (3.82 x 1.75)

Having UPVC double glazed window, electric fan heater, stainless steel sink unit, range of base and wall units comprising four base units and six wall units, electric hob and oven, extractor hood.

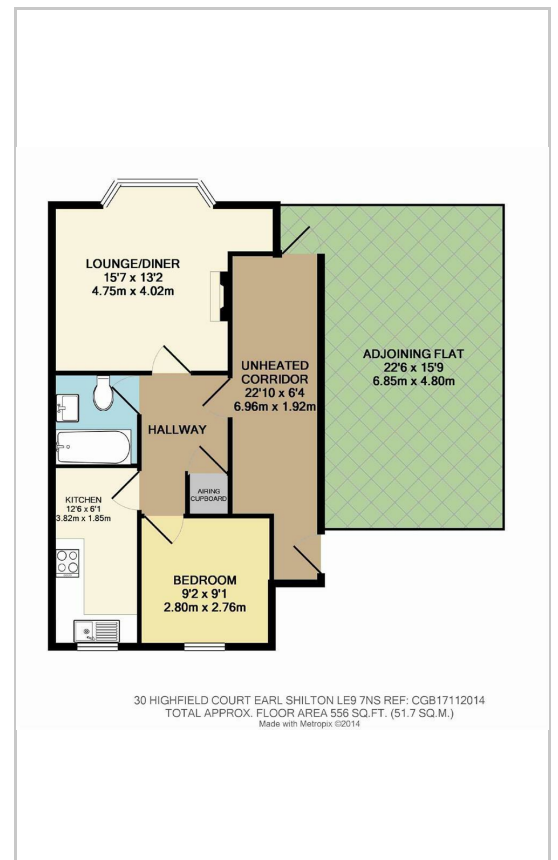
### Outside

Having allocated parking space, communal garden, bicycle storage, visitors parking.

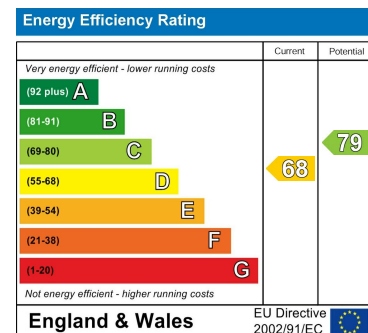
### Area Map



### Floor Plans



### Energy Efficiency Graph



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