JAMES SELLICKS

# 1 St Andrew's Court

189 EVINGTON LANE
EVINGTON
LEICESTER LE5 6DJ

GUIDE PRICE £265,000



A beautifully presented upper ground floor apartment situated within this prestigious and highly regarded development, enjoying stunning communal grounds to the rear which back onto the Leicestershire Golf Club.

The property benefits from a private entrance, secure undercroft parking, visitor parking, and beautifully maintained communal gardens.

Entrance hall • spacious sitting room with balcony • breakfast kitchen • master bedroom • en-suite bathroom • bedroom two • shower room • communal gardens • secure, undercroft parking • EPC - C

## Location

St Andrew's Court is part of three exclusive apartment blocks which provide convenient access to local neighbourhood amenities found in nearby Evington village with a range of shops, a library, parish church and a public house, with the city centre providing a wider range of shopping facilities. Some of Leicestershire's most attractive rolling countryside can be found only a short distance away.

## Accommodation

The building is entered via a communal entrance hall with a video intercom system, leading to a private entrance hall with concealed lighting. There is a useful walk-in storage cupboard housing the Worcester wall-mounted central heating boiler.

The impressive sitting room offers sliding patio doors opening onto a balcony overlooking the communal gardens. The breakfast kitchen is fitted with a comprehensive range of wall and base level units, incorporating a stainless-steel one-and-a-quarter bowl sink with mixer tap, electric double oven, gas hob with extractor hood over, integrated dishwasher, fridge, freezer and washing machine.

The master bedroom benefits from built-in wardrobes and a stylish en-suite bathroom comprising a white three-piece suite with low flush WC, inset wash hand basin with vanity unit, and Spa bath. Bedroom two is also a generous double bedroom with built-in wardrobes. A separate shower room with a modern white suite including low flush WC, pedestal wash hand basin, and a shower cubicle with steam/spa shower facility.

## Outside

The property enjoys visitor's parking to the front, along with a secure allocated undercroft parking space accessed via an electronic roller shutter door.

To the rear, the development offers extensive, well-maintained communal gardens, predominantly laid to lawn with mature planting, providing a peaceful and attractive setting.








## 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.

Tenure: Leasehold.
Lease Term: 125 years from September 2000.
Ground Rent: £75 per annum.
Service Charge: £3,156 per annum.

Listed Status: None.
Conservation Area: None.
Local Authority: Leicester City Council.
Tax Band: E
Services: Offered to the market with all mains services and gas-fired central heating.
Broadband delivered to the property: Unknown.
Construction: Believed to be standard.
Wayleaves, Rights of Way & Covenants: None out of the ordinary.
Flooding issues in the last 5 years: None our Clients are aware of.
Planning issues: None our Clients are aware of.
Accessibility: A lift provides access to the upper floors.



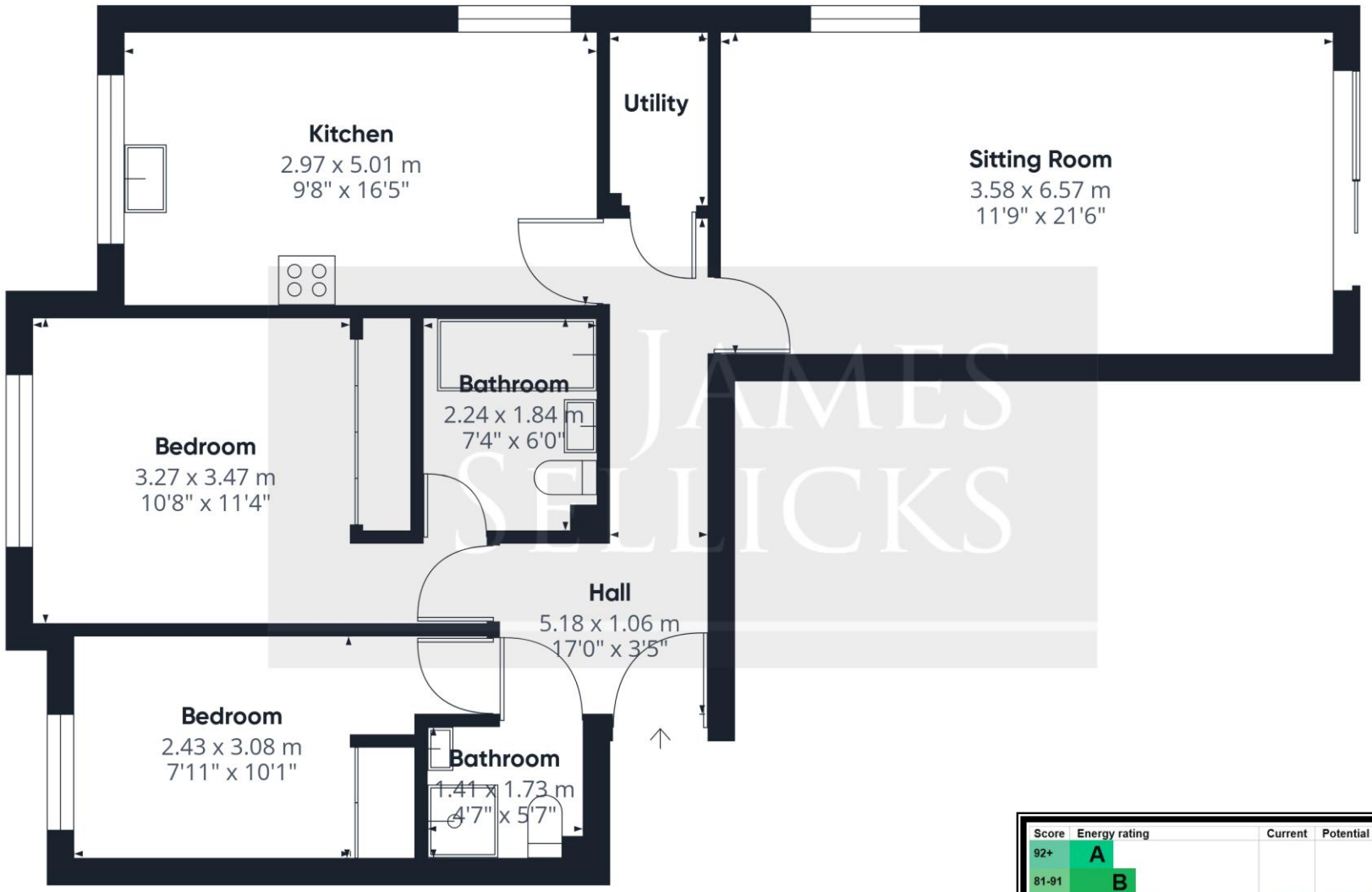


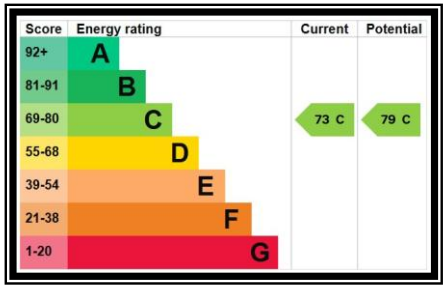











JAMES SELLICKS

**Approximate total area**(1)

78.2 m²

843 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Leicester Office
56 Granby Street
Leicester
LE1 1DH
0116 2854554
info@jamessellicks.com

Market Harborough Office
01858 410008

Oakham Office
01572 724437

jamessellicks.com

Important Notice
James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Measures 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.

APPROVED CODE TRADINGSTANDARDS.UK

The Property Ombudsman

