





Hermitage Court Honeywell Close, Oadby

£125,000 Leasehold

An impressive 2-bed 2nd floor Oadby apartment featuring an open-plan lounge/kitchen, master with Romeo & Juliet doors, allocated parking & mature communal grounds. Ideal 1st buy or investment!

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

KB Knightsbridge Estate Agents

0116 271 3333







Communal Entrance Hall
Entered via a secure intercom system, this well-maintained communal space offers both stair and lift access rising to the second floor. It provides a clean, welcoming, and safe entrance point for residents and visitors alike.

Entrance Hallway
A welcoming entrance hallway featuring convenient built-in storage cupboards and a central heating radiator. It serves as the central hub of the apartment, offering a warm transition into the main living areas.





Open Plan Lounge & Kitchen
16' 11" x 12' 2" (5.15m x 3.71m)
This light-filled open-plan reception room enjoys an abundance of natural light courtesy of the double-glazed window to the front elevation, complemented by recessed ceiling spotlights, television point, and central heating radiator. The fitted kitchen area comprises a range of well-maintained base and wall units topped with rolled-edge laminated work surfaces incorporating a sink drainer with mixer tap. Integrated appliances include an inset 4-ring gas hob with oven and stainless steel extraction hood over, set against a matching stainless steel splashback, alongside an integrated fridge and integrated freezer.

Bedroom One
11' 10" x 9' 7" (3.61m x 2.91m)
A generous main bedroom benefiting from double-glazed Romeo and Juliet French doors that flood the space with natural light. The room features built-in wardrobes, a central heating radiator, and a direct access door leading straight into the main bathroom.

Bedroom Two
10' 6" x 9' 6" (3.20m x 2.89m)
A well-proportioned second double bedroom featuring a double-glazed window that allows for plenty of natural daylight. Complete with a central heating radiator, this versatile space works perfectly as a guest room or home office.

Bathroom
6' 9" x 5' 6" (2.07m x 1.68m)
Fitted with a three-piece suite, this bathroom incorporates ceramic tiled flooring, tiled splashbacks, and a bath with shower over and fitted shower screen. The suite is completed by a low-level WC, wash hand basin, and a feature wall-mounted radiator.

Communal Garden

Surrounded by attractively landscaped, mature communal grounds offering shared green spaces for residents.

Leasehold Information

The lease commenced in **2005** for a term of **99 years**, with approximately **78 years remaining**.

- **Freeholder:** E & J Estates
- **Management Company:** Encore Estates
- **Ground Rent:** £250 per annum
- **Service Charge:** Approximately £2,700 per annum

All leasehold information, including charges and the remaining lease term, should be verified by the purchaser's solicitor as part of the conveyancing process.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

We'll keep you moving...

We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents & valuers (nor any person in their employment) has any authority to make any representation or warranty in relation to the property.' The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.