



**Flat 8, Fairfax Court Main Street, Great Glen**  
**£140,000**

  
**ANDREW  
GRANGER & CO**

Part of

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

## Flat 8

Fairfax Court Main Street, Leicester

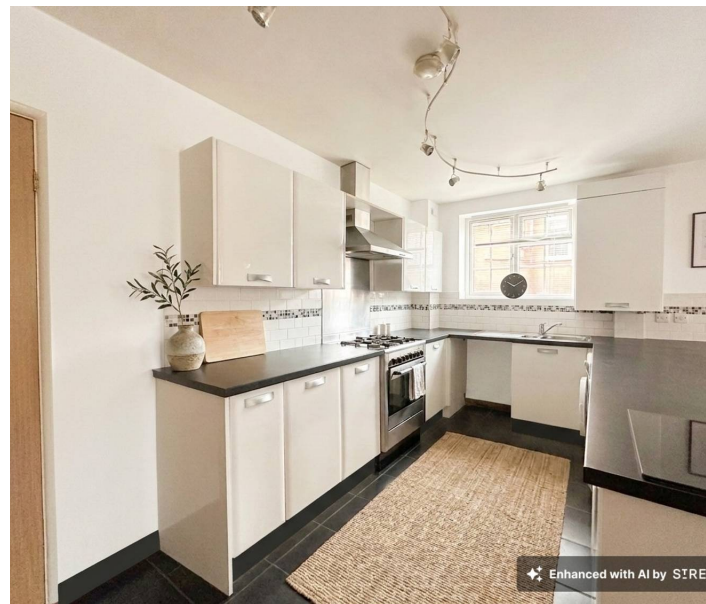
Chain-free ground floor apartment in Great Glen. Two bedrooms, open-plan living, bathroom plus cloakroom. Close to amenities, schools, and transport links. Ideal for buyers or investors. Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

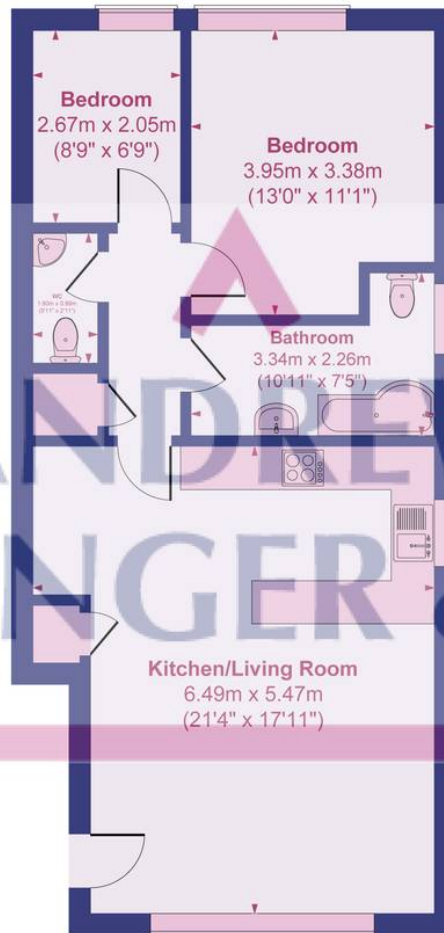
EPC Environmental Impact Rating:

- Ground floor apartment
- No Upward Sales Chain
- Two Bedrooms (One double & one single)
- Spacious open-plan kitchen/lounge/diner
- Potential rental income of £900pcm
- Bathroom plus a separate cloakroom
- Sought-after village location in Great Glen





Approximate Gross Internal Area  
65.6 sq. m. (706 sq. ft.)



Floor area 65.6 sq.m. (706 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As  
Built Energy Surveys for Andrew Granger & Co orders@asbuillenergysurveys.co.uk

## Andrew Granger & Co (Part Of Sheldon Bosley Knight)

41c The Parade, Oadby, Leicester, LE2 5BB

01162429922 · oadbysales@sheldonbosleyknight.co.uk · www.sheldonbosleyknight.co.uk

### Disclaimer:

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

### Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.