



FOR SALE

2 Bed Maisonette in Honeywell Close, Oadby LE2 5QP
£170,000

Wonderfully spacious first floor maisonette available for sale in the ever popular over 55 complex Rosebrook Gardens. Set in a quiet cul de sac in the outskirts of Oadby town centre, the property comprises porch with cupboard, stairs to first floor, large living room, two double bedrooms, one with en suite, family bathroom and kitchen. The property benefits from plenty of storage and lots of natural light throughout, as well as the communal facilities of the complex itself. An excellent property.



GROUND FLOOR
77 sq ft (7.1 sq m) approx.

FIRST FLOOR
860 sq ft (79.9 sq m) approx.



TOTAL FLOOR AREA - 937 sq ft (87.0 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

- First Floor Maisonette
- Over 55s Independent Living
- Two Double Bedrooms
- Master With En Suite
- Second Bathroom
- Spacious Living Room
- Well Maintained Throughout
- Communal Facilities

