

FLOOR PLAN

DIMENSIONS

Entrance Hall
 9'03 x 3'09 (2.82m x 1.14m)

Kitchen
 10'07 x 6'02 (3.23m x 1.88m)

Lounge
 14'11 x 18'01 (4.55m x 3.99m)

Bedroom One
 13'1" x 8'0"8'0" (3.99m x 2.44m2.44m)

Bedroom Two
 11'05 x 6'11 (3.48m x 2.11m)

Bathroom
 6'07 x 6'01 (2.01m x 1.85m)



Apartment 4, 36 Navigation Drive, Glen Parva, LE2 9TB

£160,000

FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

VIEWING Via our office at 13 Leicester Road, Wigston, Leicester, LE18 1NR

Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/

FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?

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OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

MONEY LAUNDERING Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

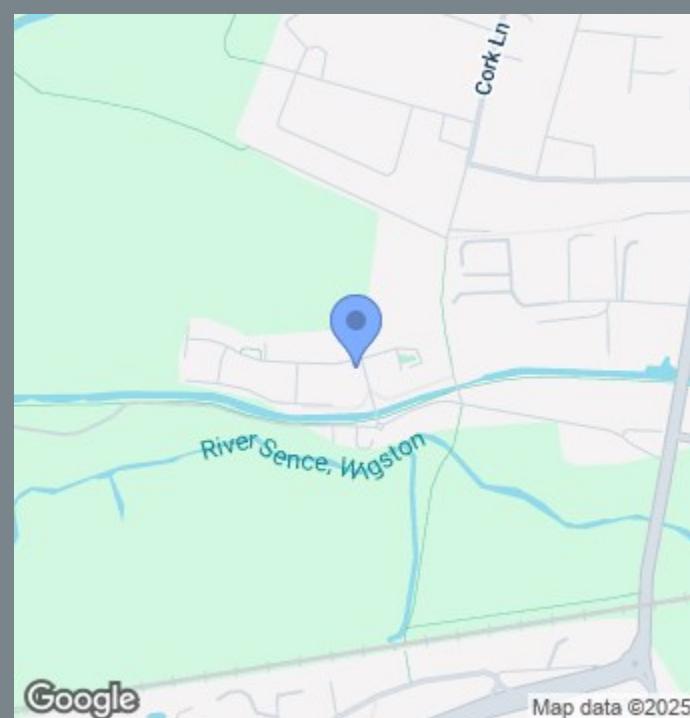
Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing purposes only and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

OVERVIEW

- Ground Floor Apartment
- Allocated Parking Space
- Two Double Bedrooms
- Ample Storage Space
- Quiet & Secure Location
- Lovely Walk Paths Close By
- Council Tax Band - B
- Service Charge & Ground Rent Paid for 2025
- Leasehold Property - 977 years Remaining
- EPC Rating - C

LOCATION LOCATION....

Navigation Drive in Glen Parva, Leicester, is a residential area featuring a mix of modern homes, including detached houses, townhouses, and flats. The location offers good transport links and easy access to local amenities, making it convenient for residents. Some homes enjoy scenic views of the Grand Union Canal, providing a peaceful and attractive setting. The area is well-regarded for its accessibility and the variety of housing options available, making it a desirable place to live.



THE INSIDE STORY

This well-presented two-bedroom ground-floor apartment offers a comfortable and functional living space, perfect for those seeking a modern and low-maintenance home. The property boasts ample storage throughout, with built-in cupboards to help keep things organized.

The spacious lounge is a great space for relaxing or entertaining, featuring an electric fireplace that adds warmth and ambiance. Patio doors lead out to a small outdoor space, letting in plenty of natural light and offering a pleasant view.

The main bedroom features a fitted wardrobe, offering generous storage space, while the second bedroom is versatile, ideal for use as a guest room or home office.

The bathroom is tastefully designed, featuring a sink, WC, and a bathtub with a shower overhead, offering both practicality and style. The fitted kitchen is a standout, fully equipped with integrated appliances, including an oven, hob, and fridge-freezer, ensuring all your cooking needs are met.

The apartment also benefits from an allocated parking space, providing convenience and peace of mind. This property offers a fantastic opportunity for first-time buyers or those looking to downsize, combining a prime location with a range of modern features and a long leasehold term.

Leasehold Information:

- 999 years from July 2003 (977 years remaining)
- The current owner has already paid the service charge and ground rent for 2025, so no immediate costs are due for this year.
- Annual service charge: £943.62
- Ground rent: £254.43 per annum

