Walnut Gardens,

East Leake, Leicestershire, LE12 6HW

£125,000

NEWTONFALLOWELL

HARTLEYS

Part of the NEWTONFALLOWELL Group

NO STAMP DUTY (main home) A generous top floor modern apartment which occupies this select cul-de-sac location just a short distance from the village centre shops and delightful countryside walks around the corner. The property would make a great first purchase or investment for rental, is for sale with no chain and offers bright and airy accommodation with uPVC double glazing and gas central heating with combi boiler. Enter through the central hall and into an open living dining kitchen with double doors and Juliet balcony, there are two double size bedrooms both with fitted wardrobes and white bathroom with mixer shower. With the property situated on the second floor, the home has the advantage of additional storage to the attic space which has been fully boarded. To the outside there is a pleasant communal planted garden and sitting area, allocated off road parking for one car, bicycle store and communal entrance door with telephone intercom leading to the property.

ACCOMMODATION

Second floor main entrance door leading to:-

CENTRAL HALLWAY

With useful storage cupboard having the electricity consumer unit, radiator, telephone intercom to the ground floor communal entrance door and loft access. The loft provides additional storage space.

OPEN LIVING DINING KITCHEN
21'6 x 16'5 max narrowing to 9'9 (6.55m x 5.00m max narrowing to 2.97m)

A bright and airy living space spanning the full length of the property and with room for a dining table and sofa arrangement. The property overlooks the front cul-de-sac as well as the rear parking area and communal planted gardens with the room having two uPVC double glazed windows and inward opening French doors and Juliet balcony. There are two radiators, TV aerial, telephone and media points. To the kitchen area a modern matching range of base, drawers and eye level units with plumbing for automatic washing machine and dishwasher, stainless steel electric oven, four ring electric hob and extractor. Roll top work surfaces, inset stainless steel sink unit with mixer bowl. Ideal combination gas central heating boiler, space for an upright fridge freezer and vinyl flooring.

BEDROOM ONE
12'10 x 11'5 max narrowing to 10'0 (3.91m x 3.48m max narrowing to 3.05m)

A bright and airy double size bedroom with feature wall with contemporary wall covering, two uPVC double glazed windows overlooking the rear parking area and planted communal garden. Radiator, TV aerial sockets and built in full height wardrobes with hanging rails and shelving.

BEDROOM TWO
11'5 x 9'3 (3.48m x 2.82m)

A second double size bedroom with a range of full height fitted wardrobes, radiator and uPVC double glazed window overlooking the rear parking area and communal planted gardens.

BATHROOM

With a white three piece suite comprising panelled bath with mixer shower, low level wc and pedestal wash hand basin with half height and fully tiled walls. heated towel radiator, shaver point, extractor fan and uPVC double glazed window.

OUTSIDE

The property occupies this select cul-de-sac location situated just off Station Road which is a short walk away from village centre shops and countryside walks around the corner. The apartment has allocated parking for one car, a communal entrance door with telephone intercom to the second floor accommodation, along with a pleasant planted communal garden and sitting area.

TO FIND THE PROPERTY

From East Leake village centre proceed on Main Street towards the church on Brookside turning right at the church on Station Road. Take the first turning left onto Walnut Gardens where the apartment complex for number 36 is situated on the left hand side.

SERVICES, TENURE AND COUNCIL TAX

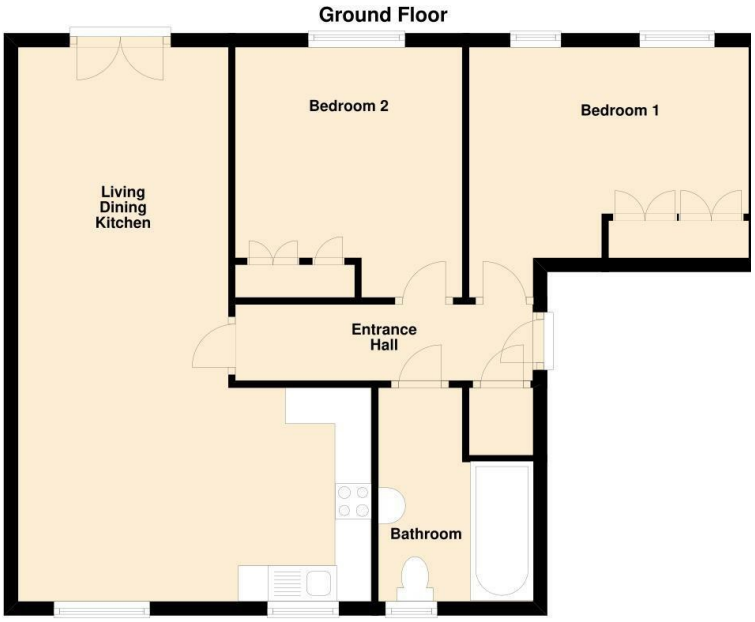
All mains services are available and connected to the property which is gas centrally heated. The property is leasehold with vacant possession upon completion, the lease term is set for 125 years with approximately 113 years left unexpired. The service charge is approximately £1500 per year and ground rent is £150 per year (to be verified by solicitors). Rushcliffe Borough Council - Tax Band B.

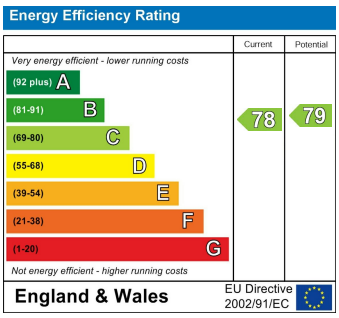
REFERRALS

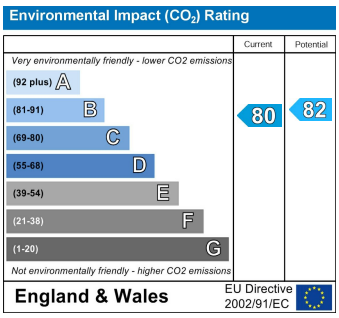
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.

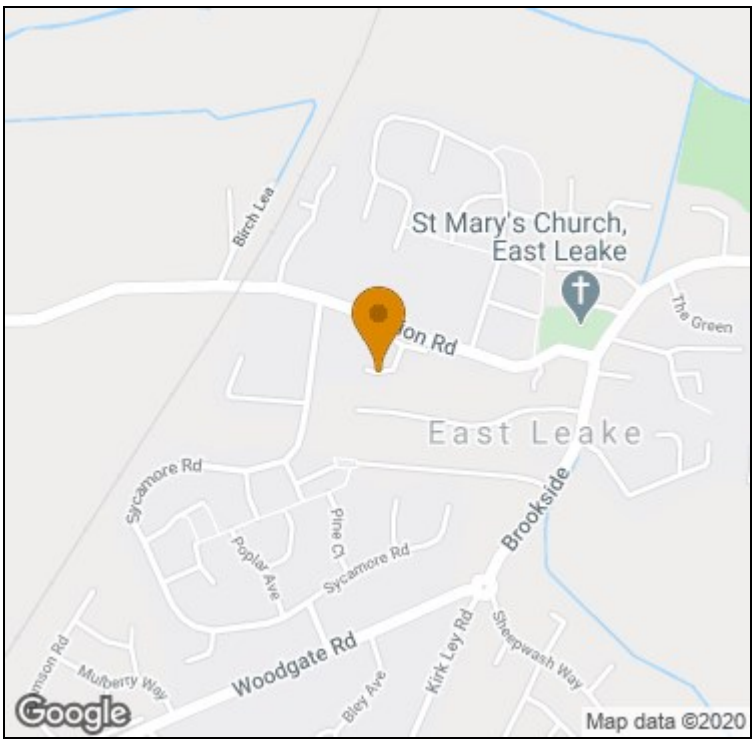
DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.









t: 01509856934 e: eastleake@newtonfallowell.co.uk

www.hartleys.co.uk