



Watermead Court, 27 Wanlip Lane, Birstall

Leicester, Leicestershire, LE4 4JU

Chain Free £97,000



Situated on a modern retirement development for over 55's with lift access to upper floors, this one bedroom second floor flat offers a superb lifestyle choice for those looking to downsize and is available with no upward chain. Just a short walk from the shops and amenities in Birstall centre, the complex offers a fantastic social environment with the benefits of parking, a secure entry system, 24 hour emergency call system and guest facilities. The double glazed and electrically heated flat briefly comprises of an l-shaped entrance hall, lounge diner with balcony, kitchen, double bedroom and modern shower room. An internal inspection is essential to truly appreciate the accommodation on offer.

Communal Area's

Watermead Court provides an ideal lifestyle choice for those looking to downsize and enjoy a pleasant social environment without any of the stresses of property maintenance. The development includes a range of communal living areas, an activity room and maintained communal gardens which are available for residents to use, as well as the option of guest facilities for visitors. Additional benefits include a resident scheme manager (no longer living on site), 24 hour emergency call system, lift access to upper floors, secure main door entry system and a wheelchair/Scooter storage facility (subject to waiting list) creating a safe and secure environment for over 55's.

Accommodation

Front entrance door to the flat opens into the:

L-Shaped Entrance Hall

Offering a useful storage cupboard with shelving as well as an airing cupboard, the l-shaped entrance hall gives access to the majority of the flat. With carpet flooring, coving and a electric heater.

Lounge Diner

10'8" x 13'4" (3.25m x 4.06m)

The principal living spaces offers space for both sitting and dining, with light provided by a Juliette balcony offering views across the school. With carpet flooring, electric heater, coving, tv point and a door leading to the:

Kitchen

10'8" x 5'8" (3.25m x 1.73m)

Fitted with a range of eye level and based storage units enjoying complementary work surfaces over and tiled splashbacks. Features include a built in 'CDA' oven, four ring electric hob with extractor above, inset sink and drainer unit with mixer tap, space for fridge freezer and plumbing for washing machine. With a window overlooking the school.

Double Bedroom

13'7" x 8'8" (4.14m x 2.64m)

Enjoying the use of a built in wardrobe, the bedroom offers carpet flooring, electric heater, double glazed window and coving.

Contemporary Shower Room

6'9" x 5'5" (2.06m x 1.65m)

Fitted with a three piece suite comprising a shower enclosure, wash hand basin and wc, with a heated towel rail and fan.

To Find The Property

Enter Birstall via the A6. At the third set of traffic lights, continue straight. Taker the left turning onto Sibson Road and continue through. At the roundabout, take the first exit onto Wanlip Lane and continue along where the development can be found close to the village centre.

Tenure

Leasehold with vacant possession upon completion.

Council Information

Charnwood Borough Council, Council Offices, Southfield Road, Loughborough, LE11 2TX - Tax Band A. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, who work with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their award-winning advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser Ashley Mellors, please contact our office.

Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter.

Money Laundering

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright in all advertising material used to market this Property.

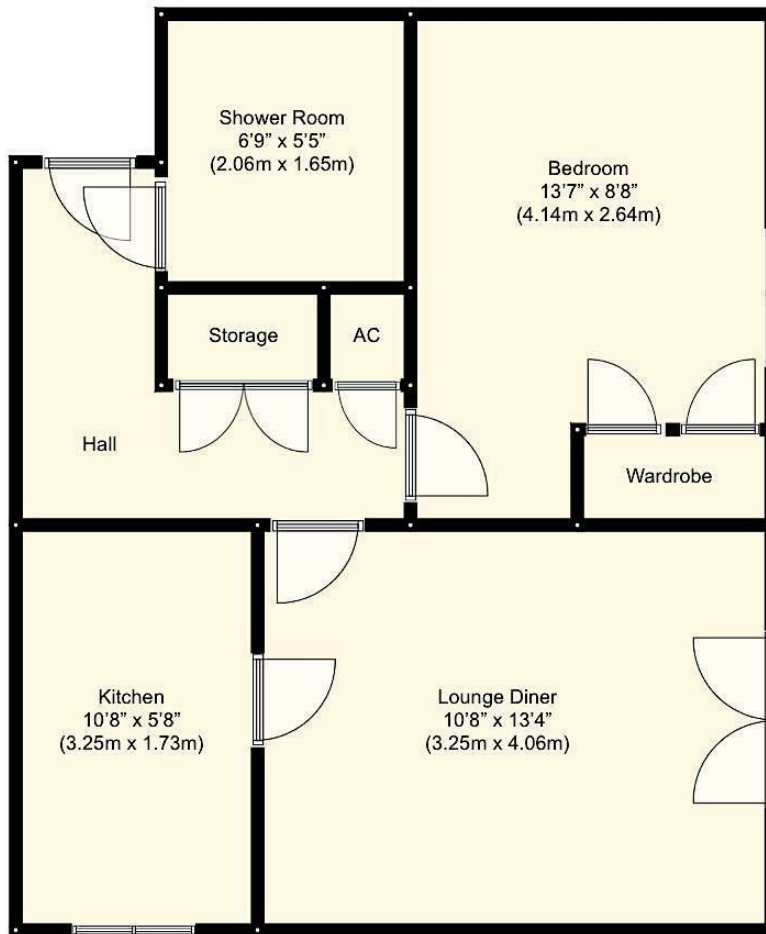
Referrals

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 and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a

surveyor and mortgage adviser and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

Free Property Valuations

If you have a house to sell then we would love to provide you with a free no obligation valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



t: 01163440110 e: syston@newtonfallowell.co.uk

www.newtonfallowell.co.uk