



Havelock Gardens, Thurmaston
Leicester, LE4 8DX

Havelock Gardens, Thurmaston Leicester, LE4 8DX £165,000

A fantastic first step onto the property ladder, this two bedroom second floor apartment represents an exciting opportunity for first time buyers to acquire a modern home or would be equally suitable for those looking to downsize from a larger home. The property comes with an allocated parking space, with the gas centrally heated accommodation including an entrance hall, open plan living kitchen diner, two bedrooms and bathroom. The gated development is situated conveniently for access to Birstall and the A46 outer ring road having direct links to major motorways along with Watermead Country Park and retail superstores also within easy reach.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-39	G		
Not energy efficient - higher running costs			
England & Wales		77	78
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 (plus)	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-39	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



Accommodation

Access to the property is via a secure communal front entrance door. Stairs rise to the second floor where an inside hallway gives access to the apartment.

Entrance Hall

Presented with carpet flooring, there is a central heating radiator, useful cupboard providing the perfect space for washing machine and doors giving access to all of the accommodation.

Open Plan Living Kitchen Diner

22'8" x 20'6" (6.91m x 6.25m)

An open plan living space with room for both seating & dining areas as well as a modern kitchen which is fitted with a range of eye level & base storage units with complementary work surfaces over and tiled surrounds. Features include a built in 'Whirlpool' oven with four ring hob and extractor hood above, integrated fridge & freezer, built in 'Whirlpool' dishwasher, an inset sink and drainer unit and a breakfast bar. With two double glazed windows to the side, carpet flooring, central heating radiators and Juliette balcony.

Bedroom One

11'3" x 10'2" (3.43m x 3.10m)

A double room offering a double glazed window, carpet flooring and a central heating radiator.

Bedroom Two

9'1" x 9'2" (2.77m x 2.79m)

A second double room offering a double glazed window, with carpet flooring and a central heating radiator.

Bathroom

6'4" x 7'5" (1.93m x 2.26m)

Fitted with a 3 piece suite comprising a low flush WC, wash basin and bath with shower over, all with complementary tiled surrounds. There is also an extractor fan, double glazed window, shaver point and spotlights.

Outside

The property is found within the heart of Thurmaston village just off Melton Rd. Approached via a private gated access, the apartment benefits from the use of an allocated parking space.

Tenure & Council Tax

We understand the property to be leasehold with vacant possession upon completion. Charnwood Council - Tax Band B. The lease term is 125 years from 1st January 2008. We have been advised the current owner pays approximately £468.28 every six months. There is also a ground rent of £100.00 per annum. However it's important to note your conveyancer will check these details. 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.

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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

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Free Property Valuations

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





