



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		
41-45	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		
41-45	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.

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, 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.

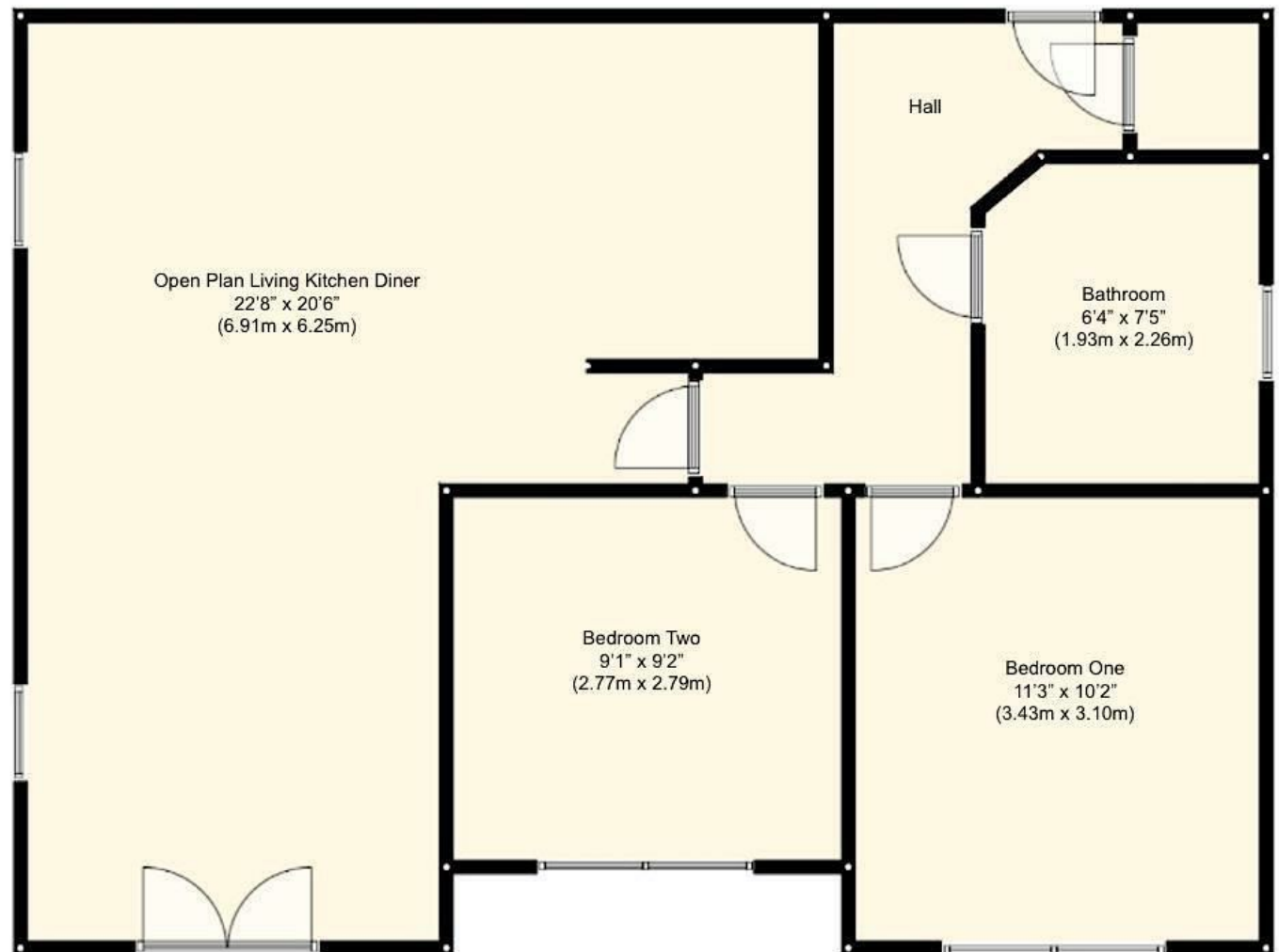
Referrals

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.

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