



 **2**
Bedrooms

 **1**
Bathroom



Kings are pleased to present this two-bedroom first floor flat located in Havelock Gardens in the Thurmaston area. This property is located within close proximity to local amenities including schools, access roads, local shops, Costco and Thurmaston shopping centre. This property is attractive for prospective landlords looking for an investment opportunity or an ideal first-time buyer purchase. This is a first floor flat benefiting from a simple layout consisting of plenty of storage cupboards, two double bedrooms, an open plan living, dining and kitchen area and a family bathroom.

The building complex is accessed via a fob/intercom system and the flat is located on the first floor. As you enter the flat you are welcomed by a spacious entrance hallway offering access to each room separately. As you proceed down the hallway you initially make your way past the family bathroom consisting of a three-piece layout of a bath/shower, sink and toilet. Bedroom one is the next room you pass by consisting of carpeted flooring, double-glazed windows and a wall mounted radiator, bedroom two mirrors this layout in the adjoining room. The open plan living/dining/kitchen area is located at the end of the hallway consisting of carpeted flooring, double door balcony access, wall mounted radiators and plenty of room to host guests and live comfortably, the kitchen is tucked around the corner consisting of fitted worktops, integrated appliances, tiled flooring and ample storage space.

This property is one not to miss out on whether that be from an investment perspective or for a small family to live in. The benefits of the property includes a private car park accessed via a front gate, a quiet area, gas central heating, well-kept throughout, double-glazing throughout and the property will come with both wardrobes in each bedroom and the bed frame in bedroom two. Available by appointment only. Call Kings now 0116 352 7012!!!!

Lease Length: 119 Years

Service Charge: £1300 pa

Ground Rent: £100 pa

Property Info

Bedroom One: 3.45m x 3.09m (11'4" x 10'2") – double bedroom consisting of carpeted flooring, a wall mounted radiator, free standing wardrobe and double-glazed windows

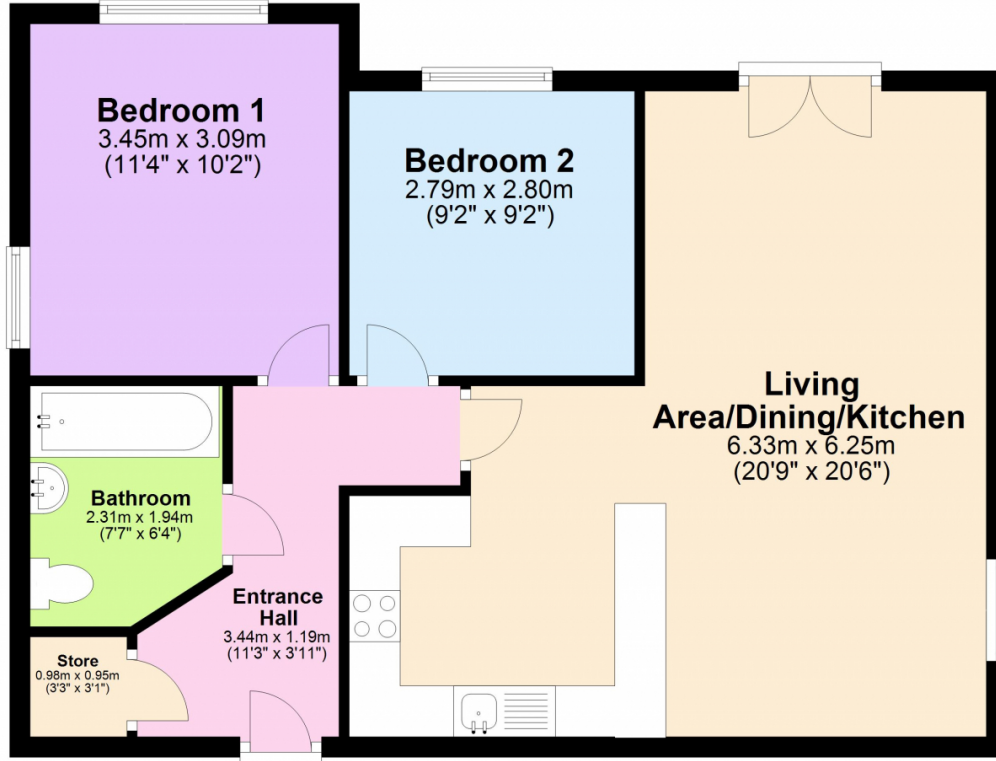
Bedroom Two: 2.79m x 2.80m (9'2" x 9'2") – double bedrooms consisting of carpeted flooring, a wall mounted radiator, free standing wardrobe, bed frame and a double-glazed window

Bathroom: 2.31m x 1.94m (7'7" x 6'4") – three-piece bedroom consisting of tiling throughout, bath/shower, sink, toilet and double-glazed window

Living Area/Dining/Kitchen: 6.33m x 6.25m (20'9" x 20'6") – open plan living/dining/kitchen area consisting of carpeted flooring, double-glazed window, double door balcony access, wall mounted radiator and a kitchen consisting of tiled flooring, fitted worktops and storage cupboards, integrated appliances and ample storage space

Ground Floor

Approx. 61.6 sq. metres (662.9 sq. feet)



Total area: approx. 61.6 sq. metres (662.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

