



Compton Drive, Huncote, LE9



£139,950



Key Features

- Two Bedroom First Floor Apartment
- Sought After Village Location
- Replaced Double Glazed Windows Throughout (2024)
- Re-fitted Modern Breakfast Kitchen (2025)
- Gas Central Heating
- Communal Gardens
- EPC rating C
- Leasehold





REFURBISHED APARTMENT! - Available with no upward chain, fall in love with this two bedroomed traditional first floor apartment set on the outskirts of the sought after South Leicestershire village of Huncote. Benefiting from gas central heating and replaced double glazed windows throughout (2024), the well proportioned accommodation comprises of an entrance hall, lounge diner, modern re-fitted breakfast kitchen (2025), two bedrooms and bathroom. The flat enjoys the use of communal gardens outside. An ideal starter home, an early viewing is strongly recommended.

Communal Entrance

Enter through intercom controlled communal entrance into the block of four apartments. This particular apartment is on the first floor and is accessed via a timber door.

Entrance Hallway

A welcoming entrance offering three useful storage cupboards, one of which houses the central heating boiler.

Lounge Diner

Affording ample space for both formal dining and comfortable sitting, the reception room is flooded by an abundance of natural light from a replaced double glazed window. With wood effect flooring, radiator and a door leading to the:

Breakfast Kitchen

Enjoying the use of a breakfast bar, a particular selling feature of the accommodation is the contemporary kitchen fitted with a range of wall mounted and base units with complementary work surfaces over, soft closing drawers and brick effect tiled splashbacks. Features include an inset 1.5 sink and drainer with mixer tap, range cooker with fitted extraction hood above, integrated dishwasher and fridge freezer (included). There is also a replaced double glazed window.

Bedroom One

A double room enjoying the use of built in wardrobes (fitted in 2025) and is presented with wood effect flooring, central heating radiator and replaced double glazed window.

Bedroom Two

A practical second bedroom offering a built in wardrobe, with wood effect flooring and a central heating radiator.

Bathroom

Fitted with a three piece suite comprising a bath with shower over and screen, wash hand basin with storage beneath and WC, with complementary tiled surrounds and a central heating radiator.

Outside

Occupying a desirable village position, the flat enjoys the use of lawned communal gardens.

Tenure & Council Tax

We understand the property to be Leasehold with vacant possession upon completion. Service & Ground Rent: £557.22 per year Lease Term: 125 Years From 30 January 1995 Blaby District Council - 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 works 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 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.





Making an Offer

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). You will also be asked to provide us with proof of how you will be funding your purchase. 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 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 (width x length), floorplans 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 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.

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 Benjamin York at Chamelo to help with finances, we may receive a referral fee if you take out a mortgage through him. 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



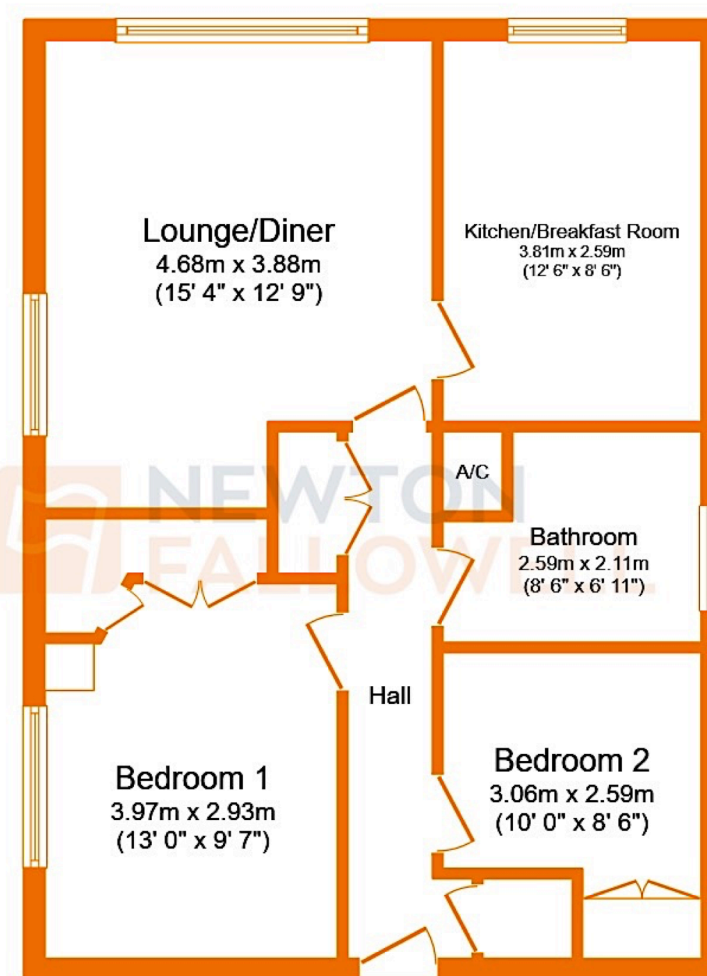
surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

Free Property Valuations

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







Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

