



Cherry Tree Court, Kirby Muxloe,
LE9



£179,950



Key Features

- Two Well Proportioned Bedrooms
- Leasehold First Floor Flat With a 50% Share in the Freehold
- Open Plan Living Kitchen Diner With Balcony
- Desirable Village Location
- Single Garage in Block
- Ideal Buy to Let or First Purchase
- EPC rating TBC
- Leasehold





LEASEHOLD FLAT WITH A 50% SHARE OF THE FREEHOLD! - Occupying a popular position in a highly desirable location, walk in and be surprised by this two bedroomed first floor flat enjoying the use of it's own balcony. Benefiting from electric heating, double glazing and located on the first floor, the layout features an open plan living kitchen diner, two double bedrooms and a modern bathroom. There is also a single garage in a nearby block. This would make an ideal first purchase or buy to let investment and must be viewed in person to fully appreciate the size and finish of the accommodation on offer.

Internal Accommodation

Upon arrival at the building, you access the apartment via a shared entrance and a short flight of stairs. Stepping inside, you are welcomed into a neutrally decorated hall that provides access to all the rooms. The main living area is a bright and airy open-plan lounge and kitchen, designed for both comfort and functionality. A wall of windows, along with a door leading to the balcony, floods the space with natural light. The kitchen has been fully modernised and features ample worktop space, a sleek electric hob with a contemporary extractor hood, and a built-in electric oven. There's plenty of room for a dining table, and the far end of the room is fitted with an electric fireplace for added warmth and ambiance. Both bedrooms are well proportioned, offering flexibility for family, guests, or working from home. They are served by a contemporary bathroom, which includes a bathtub with overhead shower, toilet, hand basin, and a modern vanity unit.

Location

The village of Kirby Muxloe is located approximately six miles from Leicester city centre and offers a strong sense of community, along with a range of amenities to meet everyday needs. Residents enjoy access to local shops, traditional pubs, restaurants, and an 18-hole golf course. Its convenient location also provides excellent transport links, with easy access to the M1,

M69, and the nearby Fosse Park Retail Centre.

Tenure & Council Tax

We understand the property to be leasehold with A 50% share of the freehold. Being sold with vacant possession upon completion.

Lease Term: 999 Years From 1 January 2011

Ground Rent: n/a

Service Charge: n/a

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

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to





compensate for its role in the provision of these checks."

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 MAB 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.







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