



Stackyard Close, Thorpe Astley,  
LE3



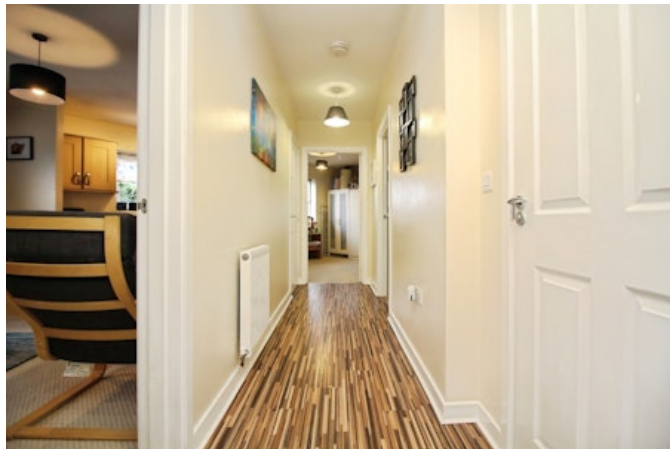


£150,000



## Key Features

- Two Double Bedrooms
- 2nd Floor Apartment
- Master Bedroom With En-suite
- Allocated Parking & Visitor Parking
- Boiler Fitted December 2023
- Lease Term: 125 Years From 1 January 2008
- EPC rating C
- Leasehold







Boasting an upgraded central heating boiler (Fitted 2023), this contemporary second floor apartment includes ownership of an allocated parking space and enjoys a popular position being situated with close proximity to commuter links. The building benefits from secure access, with the gas centrally heated and double glazed apartment featuring an entrance hallway with storage and loft access, lounge open with the kitchens, bedroom one with en-suite shower room, further double bedroom and bathroom. Outside there is also communal visitor parking on a first come first serve basis. An ideal home for a first time buyer, professional couple or purchaser looking to downsize, an early viewing is strongly recommended to avoid disappointment.

### Welcome to your new home

Accessed via a secure communal entrance with intercom system, this second-floor apartment offers modern living. Upon entry, you are welcomed into an entrance hallway with a useful storage cupboard and access to the main living areas.

The reception room is bright and airy, featuring a Juliette balcony and open access to the kitchen, which is fitted with a range of wall and base units, electric hob and oven, generous worktop space, inset sink, and space for appliances. A concealed central heating boiler, fitted in 2023, is also housed here.

The property offers two double bedrooms, including a master bedroom with en-suite shower room. The main bathroom is fitted with a three-piece suite comprising a bath, WC, and wash hand basin, complemented by part-tiled walls, a radiator, and a window for natural ventilation.

### Outside

To the outside there is a allocated car parking space as well as visitor parking on a first come first serve basis.

### Location

Thorpe Astley is a modern suburban neighbourhood located on the south-western edge of Leicester, offering a perfect balance of peaceful residential living and convenient access to city amenities. Situated within the parish of Braunstone Town and near Leicester Forest East, the area has grown in popularity thanks to its excellent local infrastructure and family-friendly environment.

The community is well-served by a range of local schools, playgrounds, and green spaces, including Thorpe Astley Park, making it an ideal choice for families. The Thorpe Astley Community Centre also provides a hub for local events and activities.

Transport links are excellent, with easy access to the M1 (Junction 21) and the A563 ring road, offering straightforward connections across Leicester and beyond. Frequent bus services make commuting into the city centre simple and efficient.

Nearby, residents enjoy access to Meridian Leisure Park, Fosse Park Shopping Centre, and a variety of shops & restaurants.

### Tenure & Council Tax

We understand the property to be LEASEHOLD with vacant possession upon completion. Lease Term: 125 Years From 1 January 2008 Ground Rent: Approx. £150 per annum (to be checked via your conveyancer) Service Charge: Approx. £2000.00 per year (to be checked via your conveyancer) Blaby District Council – Tax Band B. 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 firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.





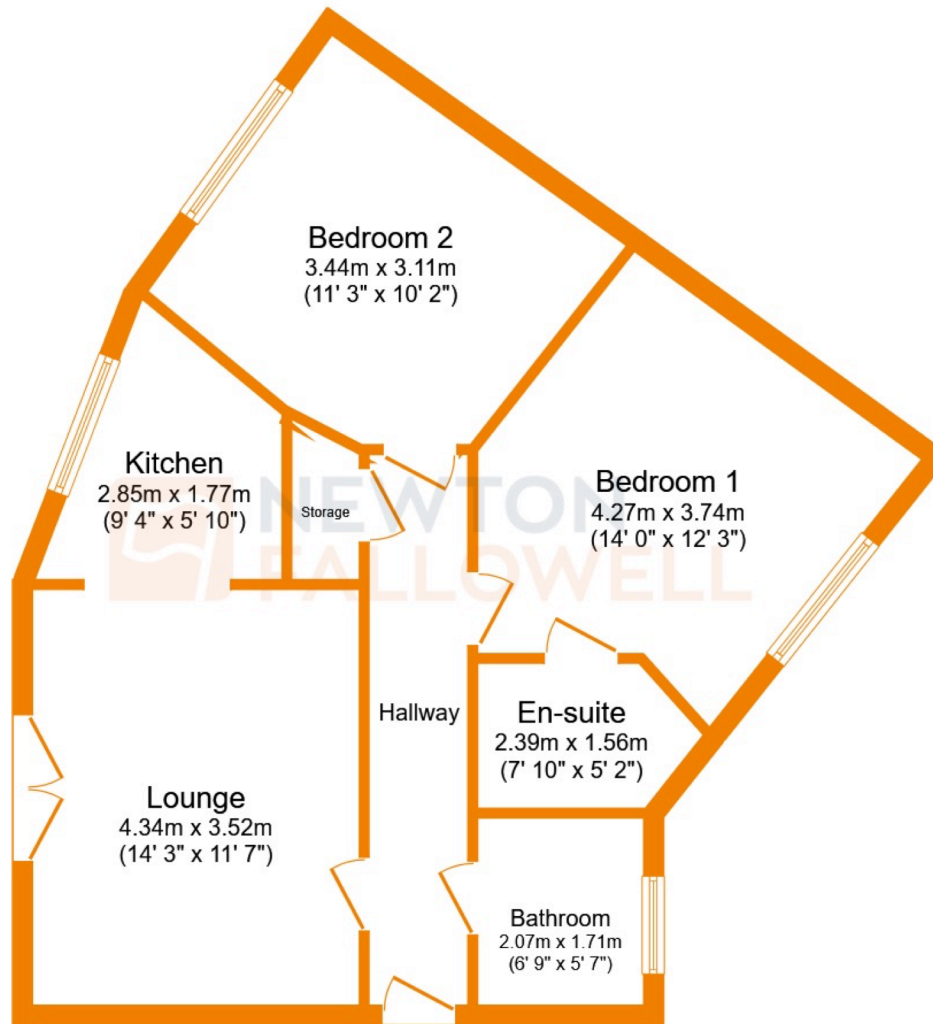
## Referrals

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.





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](http://www.Propertybox.io)

