

FLOOR PLAN

DIMENSIONS

**Entrance Hall**  
9'03 x 3'09 (2.82m x 1.14m)

**Kitchen**  
10'07 x 6'02 (3.23m x 1.88m )

**Lounge**  
14'11 x 13'01 (4.55m x 3.99m)

**Bedroom One**  
13'1" x 8'0"8'0" (3.99m x 2.44m2.44m)

**Bedroom Two**  
11'05 x 6'11 (3.48m x 2.11m)

**Bathroom**  
6'07 x 6'01 (2.01m x 1.85m)



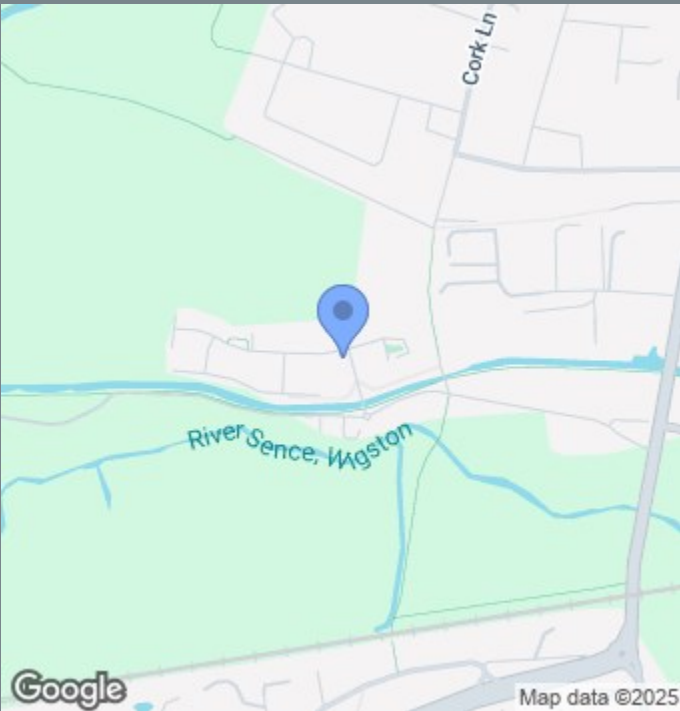


# OVERVIEW

- Ground Floor Apartment
- Allocated Parking Space
- Two Double Bedrooms
- Ample Storage Space
- Quiet & Secure Location
- Lovely Walk Paths Close By
- Council Tax Band - B
- Service Charge & Ground Rent Paid for 2025
- Leasehold Property - 977 years Remaining
- EPC Rating - C

## LOCATION LOCATION....

Navigation Drive in Glen Parva, Leicester, is a residential area featuring a mix of modern homes, including detached houses, townhouses, and flats. The location offers good transport links and easy access to local amenities, making it convenient for residents. Some homes enjoy scenic views of the Grand Union Canal, providing a peaceful and attractive setting. The area is well-regarded for its accessibility and the variety of housing options available, making it a desirable place to live.



## THE INSIDE STORY

*This well-presented two-bedroom ground-floor apartment offers a comfortable and functional living space, perfect for those seeking a modern and low-maintenance home. The property boasts ample storage throughout, with built-in cupboards to help keep things organized. The main bedroom features a fitted wardrobe, offering generous storage space, while the second bedroom is versatile, ideal for use as a guest room or home office.*

*The bathroom is tastefully designed, featuring a sink, WC, and a bathtub with a shower overhead, offering both practicality and style. The fitted kitchen is a standout, fully equipped with integrated appliances, including an oven, hob, and fridge-freezer, ensuring all your cooking needs are met.*

*The spacious lounge is a great space for relaxing or entertaining, featuring an electric fireplace that adds warmth and ambiance. Patio doors lead out to a small outdoor space, letting in plenty of natural light and offering a pleasant view. The apartment also benefits from an allocated parking space, providing convenience and peace of mind.*

**Leasehold Information:**  
- 999 years from July 2003 (997 years remaining)  
- The current owner has already paid the service charge and ground rent for 2025, so no immediate costs are due for this year.  
- Annual service charge: £943.62  
- Ground rent: £254.43 per annum

*This property offers a fantastic opportunity for first-time buyers or those looking to downsize, combining a prime location with a range of modern features and a long leasehold term.*

