



10 Charnwood Manor Leicester Road, Leicester, LE19 2DW

£209,950

NO CHAIN! Situated within the highly sought after CHARNWOOD MANOR development in Narborough village, this SUPERBLY PRESENTED top floor apartment has spacious accommodation briefly comprising: Entrance hallway, Open plan living / dining / kitchen, Two DOUBLE bedrooms (one with an en-suite) and a further bathroom. Outside: Mature communal garden areas and allocated parking.

Additional Image



Open Plan Living / Dining / Kitchen



Entrance Hallway



With two storage cupboards off and doors to all accommodation. Radiator.

Additional Image



With double opening French doors to the front aspect with access to the balcony, the living area has ample space for living / dining furniture, radiator.

The kitchen is fitted with a range of eye level and base level storage units with worksurfaces over. There is an integral dishwasher, washing machine and fridge / freezer, together with a fitted electric oven and hob.

Additional Image



Additional Image



Additional Image



En Suite



Bedroom One



With a window to the side aspect, fitted with a low level w/c, wash basin and shower cubicle. Heated towel rail / radiator.

Additional Image



With two windows to the front aspect, range of fitted wardrobes, door to the en suite, radiator.

Additional Image



Bedroom Two



With a window to the side aspect, range of fitted wardrobes and a fitted pull-down bed, radiator.

Bathroom



Fitted with a low level w/c, wash basin, and a bath with shower over and glass screen. Heated towel rail / radiator.

Outside



Set within mature shared grounds, with secure, allocated parking which is accessible via electronic gates.

Offer Procedure

If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

In order to satisfy money laundering regulations Carlton Estates are required to carry out checks to verify each parties identity.

Mortgages

Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.

Thinking of Selling?

IF YOU ARE THINKING OF SELLING YOUR PROPERTY LET OUR LOCAL KNOWLEDGE AND EXPERIENCE WORK FOR YOU!

Carlton Estates are an independent and family run estate agency specialising in the local market, having a reputation for quality, service and customer care.

We value your business and understand that selling your home is a major decision.

Our guarantee to you is that through our professionalism and attention to detail in every respect, we will endeavor to ensure the entire process is as straight forward and hassle free as possible.

10 GOOD reasons to choose Carlton Estates:

- * THE local agent
 - * FREE market appraisal
 - * REALISTIC valuations based on local market knowledge
 - * EXTENSIVE advertising for maximum exposure
 - * COMPETITIVE fees
 - * REGULAR client feedback
 - * MORTGAGE advice available
 - * NO sale no fee
 - * ACCOMPANIED viewing's where necessary
 - * INTERNET advertising to include, Rightmove, ONTHEMARKET, FindaProperty and our own www.carltonestates.co.uk
- CALL US NOW ON 0116 284 9636

Notes For Purchasers

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

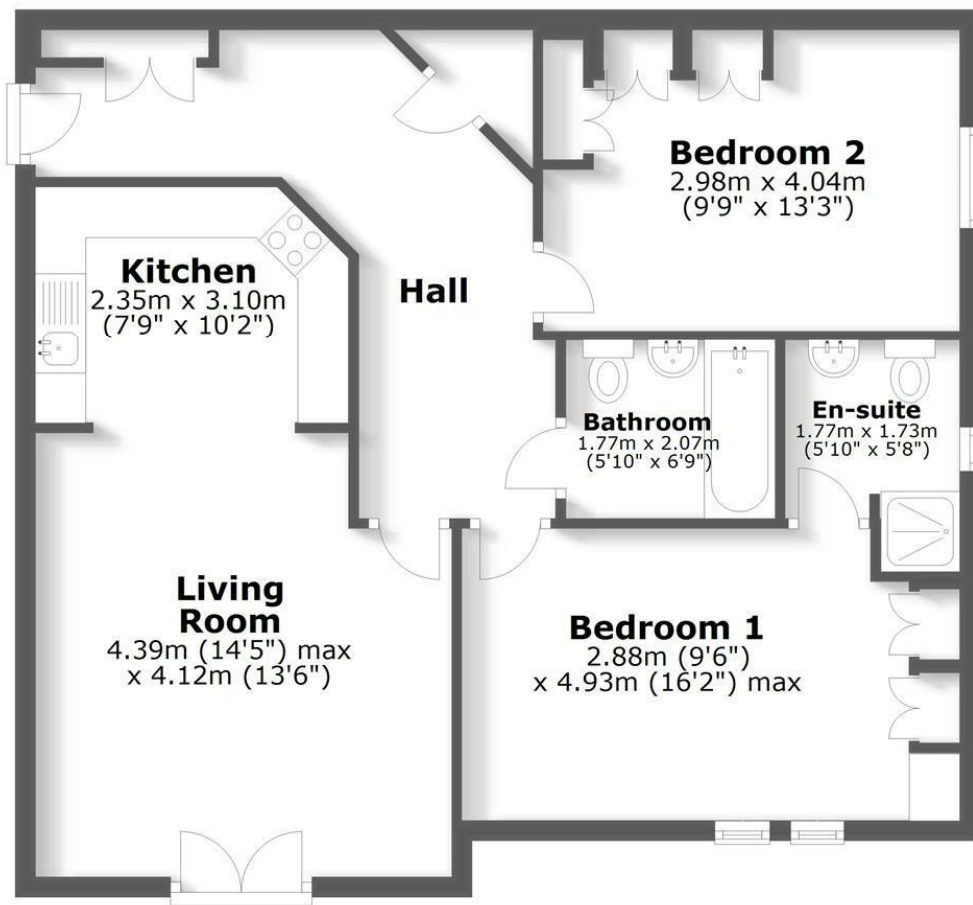
Opening Hours

MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm



Second Floor

Approx. 73.7 sq. metres (793.6 sq. feet)



Total area: approx. 73.7 sq. metres (793.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Vary environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	