



Apartment 11, Woodland House Bradgate Close, Leicester, LE19 3AA

Offers Over £170,000

A beautifully presented, top floor DUPLEX apartment situated in the highly regarded 'Woodland House' development. The property has been maintained to a meticulous standard by the current vendor and has well appointed accommodation briefly comprising: Entrance, Living room, Dining kitchen, Shower room. First Floor: Master bedroom and a large store room / OFFICE. Outside: Communal gardens allocated and visitor PARKING!

Additional Image



Dining Kitchen 12'10" x 10'5" (3.91m x 3.18m)



Communal Entrance



With a window to the rear aspect, the kitchen is fitted with a modern range of eye level and base level units with rolled edge work surfaces and splash backs. There is a fitted oven, hob and extractor together with a built in fridge / freezer, dishwasher and washing machine. Radiator.

Additional Image



Entrance Hallway



With stairs off rising to the first floor, doors to the kitchen, shower room and living room, radiator.

Living Room 14'7" x 12'11" (4.45m x 3.94m)



With a window to the rear aspect, radiator.

Additional Image



Additional Image



Additional Image



First Floor Landing



Shower Room



With a window to the rear aspect, double walk in shower enclosure with rainfall shower head, low level w/c and wash basin.

With doors to the master bedroom and store room / office, radiator.

Master Bedroom
16'2" x 12'10" (4.93m x 3.91m)



With a Velux window, door to storage, radiator.

Additional Image



Store Area / Office

12'10 x 4 (3.91m x 1.22m)

With excellent additional space provides for further storage and / or a home office, radiator.

Outside

Well tended communal areas of garden, secure bike store, visitor and allocated parking.

Lease Details

General Information

125 year lease.

Service charge approx £1600 per annum

Ground rent £200 per annum

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

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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.

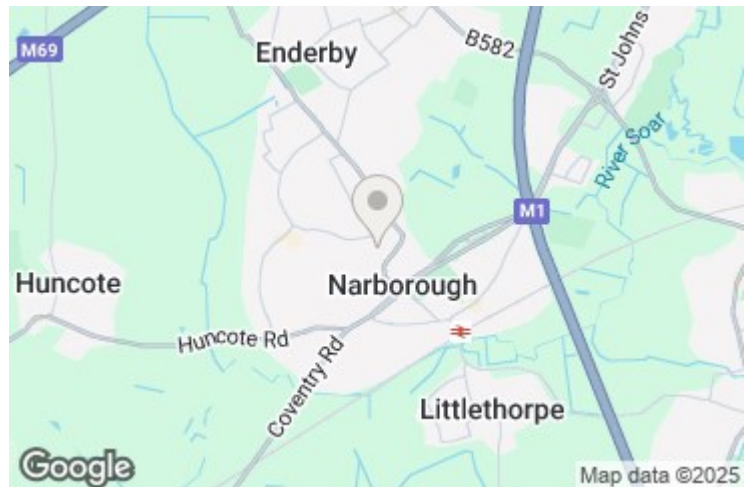
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(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



Ground Floor

Approx. 43.5 sq. metres (468.6 sq. feet)



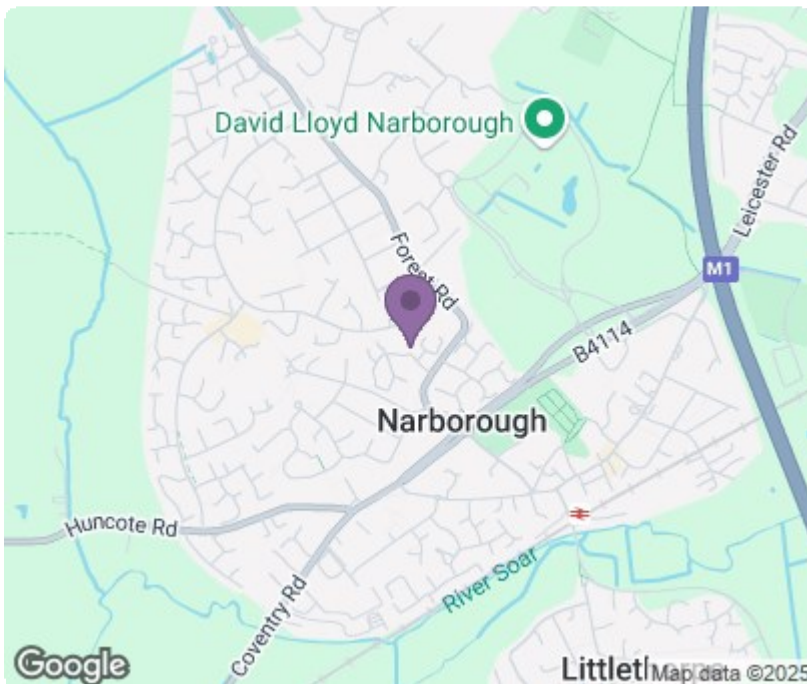
First Floor

Approx. 25.7 sq. metres (276.8 sq. feet)



Total area: approx. 69.2 sq. metres (745.4 sq. feet)

This Floor Plan and the Measurements are a guide Only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very 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
Very 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	