



Flat 16 Beauchamp Gardens,  
Kibworth Beauchamp,  
Leicestershire, LE8 0LF

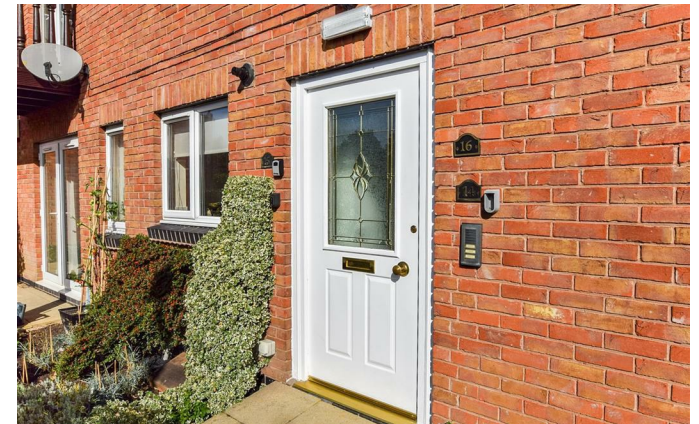




£140,000

### GENERAL

A superb first floor Retirement Apartment for the Over 60s set within beautiful landscaped communal gardens. Beauchamp Gardens is located within walking distance of the village centre where there are shops, cafes and numerous other amenities. . There is a stair-lift to the first floor landing and the welcoming light accommodation briefly comprises entrance hall, living room with French doors onto the south facing balcony, kitchen, shower room and bedroom. There are lovely views from every room in the apartment and the communal gardens are a particular feature with lots of space for relaxing and enjoying the long Summer days.



## LOCATION

The property is located in the highly regarded village of Kibworth Beauchamp. There is an excellent range of facilities including two health centres, dentists, churches, public transport, shops, restaurants, sports clubs (tennis, football, cricket, golf and bowls), The village is also within easy reach of some of South Leicestershire's most attractive countryside. There are more comprehensive amenities in Market Harborough to the South and Leicester to the North and mainline train services are available from both of these locations. The journey time from Market Harborough station to London St Pancras International is approximately one hour.

## COMMUNAL ENTRANCE

There is a video entrance phone which gives access to the shared reception hall leading through to the gardens. On entering the gardens, turn left and proceed to the far end of the walkway where a doorway opens into a shared access. Stairs (with stair-lift) rise to the first floor.

## THE APARTMENT

Communal entrance door servicing 3 apartments. Stairs (with stair lift) rise to the landing with window overlooking the rear and door to the apartment.

## ENTRANCE HALL

With a video intercom system, loft access hatch, coving to ceiling, recessed spotlights, central heating radiator.

## LOUNGE / DINING ROOM

11'4 x 14'2 red to 12'9

A lovely light room with a feature fireplace housing an electric coal effect fire, coving to ceiling, wall light points, central heating radiator, window overlooking the side elevation and French doors to the south facing balcony.

## KITCHEN

8'11 x 9'07 max red to 7'4

Fitted with a range of wall and base units with laminate work surface over, inset one and a half bowl stainless steel sink unit with mixer tap, tiled splashbacks, a four

ring "NEFF" gas hob with extractor fan over, "NEFF" built-in microwave and electric oven, integrated fridge/freezer, space and plumbing for an automatic washing machine, central heating radiator, ceramic tiled floor, recessed spotlights to ceiling.

## BEDROOM

12'8 x 8'10

Built-in wardrobe, coving to ceiling, recessed spotlights, central heating radiator, window to front

## BATHROOM


White suite comprising panelled corner bath with shower over, low level w.c and wash hand basin inset in vanity unit, additional shelving unit above. Tiled splashbacks, extractor fan, shaver point, recessed spotlights, central heating radiator, opaque window to rear.

## OUTSIDE

The gardens are beautifully landscaped with mature flower and herbaceous borders. There is an artificial grassed area and lots of terraced areas for relaxing.

## NOTES

The leases cover 125 years from the end of 2004. The management fee for apartment 16 is £907.94 p.a. payable in 12 monthly instalments by direct debit. There are 6 car park spaces allocated to the whole estate and are for the use of apartment owners only on an availability on a daily basis. No apartment owner has any of these spaces allocated to them. The accommodation is available for over 60's only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		74	76
(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	









## Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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