



BEAUCHAMP  
GARDENS

No Parking  
Permitted

Flat 9 Beauchamp Gardens,  
Kibworth Beauchamp,  
Leics, LE8 0LF



£200,000

### GENERAL

No. 9 Beauchamp Gardens is without doubt, one of the prime apartments in this exclusive over 60s courtyard development being on the ground floor. The apartment is beautifully presented with an elegant sitting room, two bedrooms, a well equipped kitchen and re fitted shower room. There are beautifully landscaped communal gardens and a door entry system making this is a secure and safe complex

### 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 an entrance phone which gives access to the shared reception area leading through to the landscaped communal gardens.

### THE APARTMENT

The apartment has its own front door opening into the reception hall.

### RECEPTION HALL

The reception hall is a good size with an intercom system. Central heating radiator.

### SITTING / DINING ROOM

16' x 10'1"

An elegant room with coving to the ceiling. There is an ornamental fire surround with marble inset and hearth housing an electric fire, a large storage cupboard with a safe (which is included in the sale). Central heating radiator.

### KITCHEN

12'5" x 7'9"

A well equipped kitchen with a comprehensive range of base and wall units. There is a "Neff" four burner gas hob with extractor over, a single oven and fridge freezer. There is plumbing for a washing machine and tiled finish to floor. Central heating radiator.

### BEDROOM ONE

13'3" x 11'3"

A delightful room with a comprehensive range of fitted wardrobes with matching dressing table. There is also a hanging cupboard. Central heating radiator.

### BEDROOM TWO

8'5" x 7'9"

There are some fitted high level cupboards and shelving. Central heating radiator. (First measurement extends to 10'7")

### SHOWER ROOM

Fitted with a large walk in shower, wash hand basin with cupboards beneath together with medicine cupboard and shelving over, low flush lavatory, chrome ladder style towel. Tiled finish to the splashback areas.

### 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

We understand the property is leasehold, the lease runs for 125 years from 2004 and there is annual service charge payable of £709.50 in 12 monthly instalments. There are six car park spaces allocated to the whole development which are for the use of the apartment owners only on a daily availability basis. No apartment has a parking space allocated to them. The accommodation is available for over 60s only.

### COUNCIL TAX

Harborough District Council Tax Band B.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	76	78
England & Wales	EU Directive 2002/91/EC 	





## Ground Floor



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