



Havelock Gardens, Thurmaston,
LE4



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Offers in the Region of £160,000



Key Features

- Two Double Bedrooms
- Ground Floor Apartment
- Open Plan Living Kitchen Diner
- Allocated Parking Space
- Ideal Starter Home or Downsize Option
- Heart of Thurmaston
- EPC rating C
- Leasehold





A fantastic first step onto the property ladder, this two bedroom ground floor apartment represents an exciting opportunity for first time buyers to acquire a modern home or would be equally suitable for those looking to downsize from a larger home. The property comes with an allocated parking space, with the gas centrally heated accommodation including an entrance hall, open plan living kitchen diner, two bedrooms and bathroom. Benefiting from double glazing, working intruder alarm, fast fibre connection and gas central heating with HIVE. The gated development is situated conveniently for access to Birstall and the A46 outer ring road having direct links to major motorways along with Watermead Country Park, bus routes and retail superstores also within easy reach.

Accommodation

Access to the property is via a secure communal front entrance door.

Entrance Hall

Presented with carpet flooring, there is a central heating radiator, useful cupboard providing the perfect space for washing machine (included) and doors giving access to all of the accommodation.

Open Plan Living Kitchen Diner

An open plan living space with room for both seating & dining areas as well as a modern kitchen which is fitted with a range of eye level & base storage units with complementary work surfaces over and tiled surrounds. Features include a built in oven with four ring hob and extractor hood above, integrated fridge & freezer, built in 'Whirlpool' dishwasher, an inset sink and drainer unit and a breakfast bar. With dual aspect glazing, carpet flooring and central heating radiators.

Bedroom One

A double room offering dual aspect glazing, carpet

flooring and a central heating radiator.

Bedroom Two

A second double room offering a double glazed window, with carpet flooring and a central heating radiator.

Bathroom

Fitted with a 3 piece suite comprising a low flush WC, wash basin and bath with shower over, all with complementary tiled surrounds. There is also an extractor fan, double glazed window, shaver point and spotlights.

Outside

The property is found within the heart of Thurmaston village just off Melton Rd. Approached via a private gated access, the apartment benefits from the use of an allocated parking space.

Tenure & Council Tax

We understand the property to be LEASEHOLD with vacant possession upon completion.

Ground Rent	-	£100.00	Per Annum
Service Charge	-	£1600.00	Per Annum

The lease term is 125 years from 1st January 2008 Charnwood - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

Making an Offer



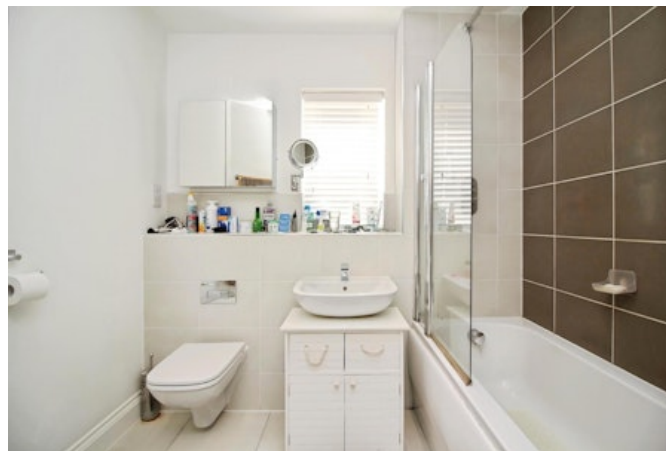
"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."

Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

Referrals

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to

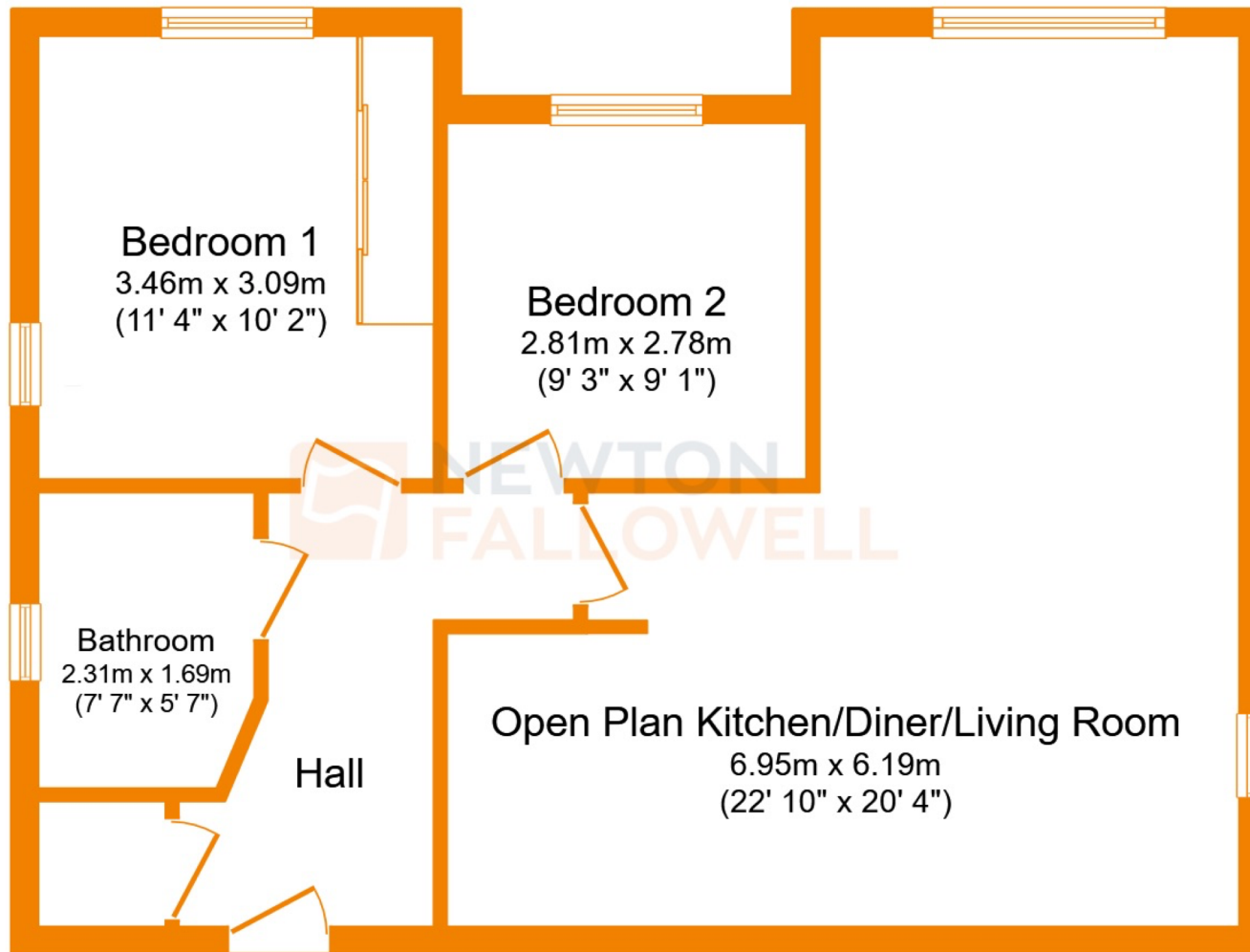


use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

Free Property Valuations

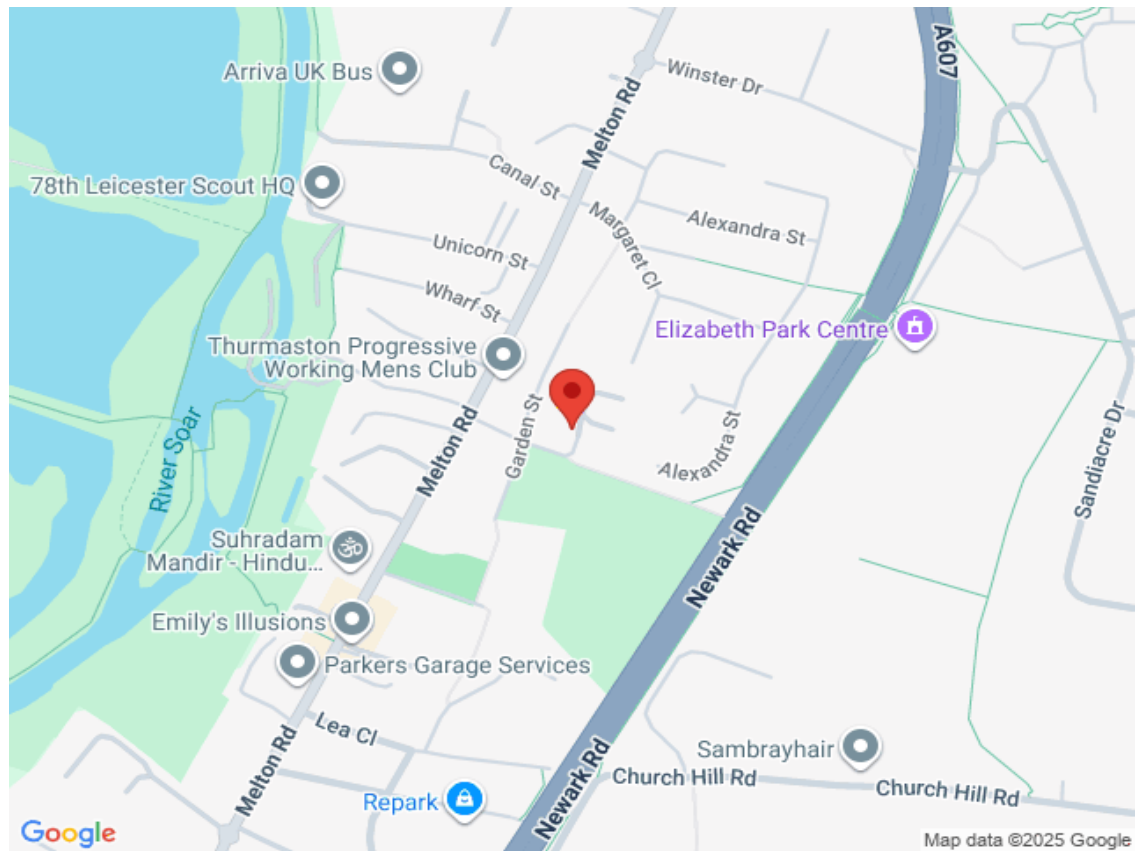
If you have a house to sell then we would love to provide you with a free no obligation valuation.





Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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