



**16 Cedars Court, Barwell, LE9 8NE**  
**£219,950**



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This spacious, modern, executive apartment has been finished to a high specification and is located in a secure electric gated complex with exceptional communal maintained gardens and views over the Leicestershire countryside from the windows and balcony to the apartment. Located in the village of Barwell with good access to the surrounding road networks. The apartment comprises a Communal Hallway through to a private Reception Hall, Lounge & exterior balcony (with outstanding views), Kitchen (with a range of built in NEFF appliances), Two Bedrooms both with fitted furniture, Master with Ensuite, Bathroom. Benefiting from allocated and numbered car space. Gas central heating and UPVC double glazing.

Council Tax - C

**Communal Hallway**

There is a Communal Hall area, with a door to the front elevation. Visitors can contact the apartment owners via an intercom security system to allow access.

**Reception Hall**

With a doorway from the Communal Hallway, and also giving access off to all of the main rooms. There are two good size storage cupboards always so useful in an apartment (one housing the water system) , and two radiators.

**Living Room**

With full length and width UPVC double glazed patio doors looking out to the rear elevation from the Lounge Area and leading onto a balcony (with a stylish glass and chrome style railed balustrade) offering fantastic views across the extensive Cedars Court gardens, and countryside beyond. The open plan Lounge & Kitchen Area offer an extensive living space, and has two radiators, TV aerial and telephone points.

**Dining Kitchen**

Fitted with an excellent range of contemporary style attractive wall and base level units and drawers with granite working surfaces over and tiled splashbacks. There is an Inset one and a half stainless steel sink and matching granite drainer. Built in NEFF electric oven, microwave, fryer and five ring gas hob with a stainless steel style NEFF hood over, there is also an integrated fridge, freezer, and plumbing for a washing machine and dishwasher. There is a central heating boiler set in a matching eye level cupboard, and a UPVC double glazed window to the rear elevation again overlooking the gardens and surrounding fields.

**Master Bedroom**

With a UPVC double glazed window to the front elevation, the master bedroom has two sets of three door fitted wardrobes, either side of a central dressing table. Radiator, and TV aerial and telephone points.







### Ensuite

Having a three piece white suite comprising a low level w.c., wash hand basin, and a shower in a corner cubicle, with tiling and splashbacks, a heated towel rail, extractor fan, and ceramic tiled flooring.

### Bedroom Two

UPVC double glazed window to the front aspect, a range of four door fitted wardrobes set along one wall, and a bedside table. TV aerial point and radiator.

### Bathroom

Having a three piece white suite comprising a wash hand basin, low level w.c., and a bath with a shower and screening over, again with tiling and splashbacks, extractor fan, heated towel rail and ceramic tiled flooring.



### Balcony

The apartment offers a large balcony with glass balustrade across the width of the apartment from which the spectacular views can be enjoyed.

### Outside

The extensive communal gardens of approximately an acre are a lovely feature of Cedars Court, and the size and green open space is rare in apartment developments, which are maintained as part of the service agreement and charge - During Covid times these offer extensive outside space in a secluded environment, and also with the aforementioned exceptional views from the apartment and grounds.

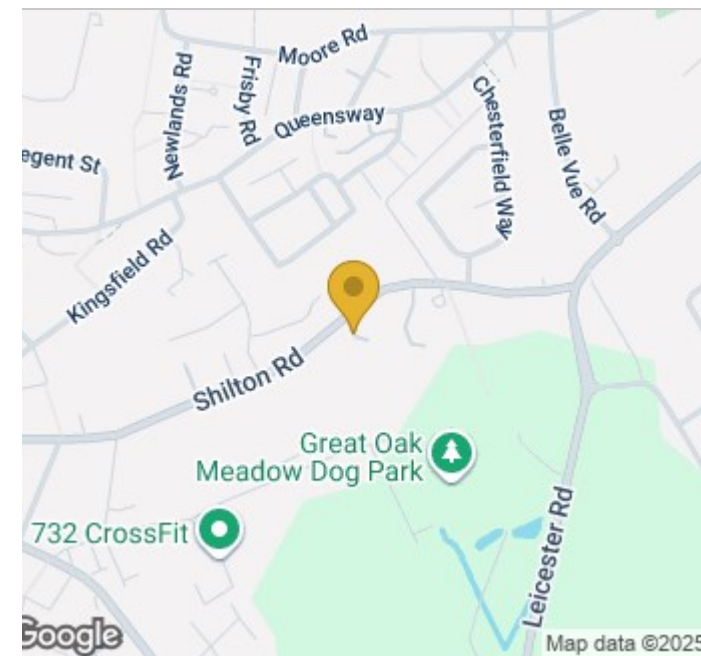
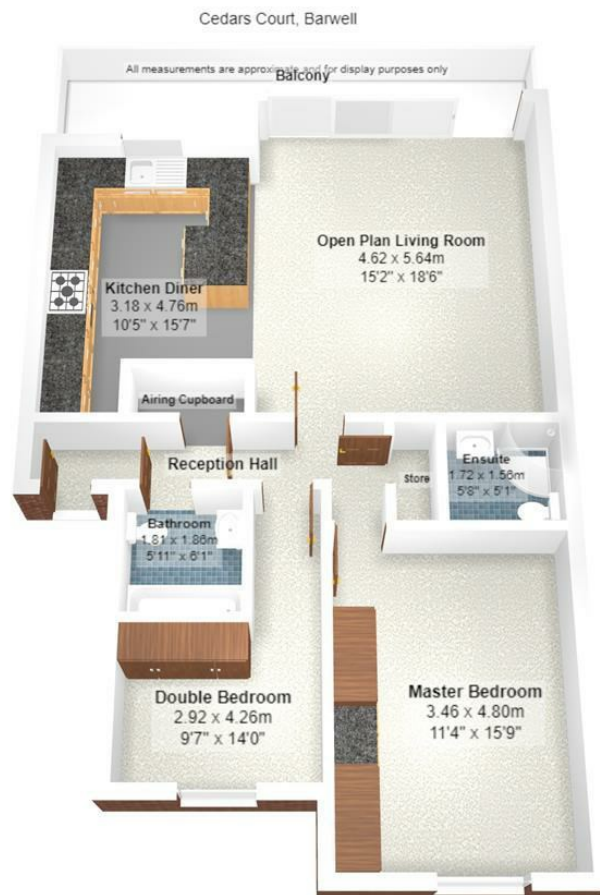


There are two sets of electric gates onto both Ward Close firstly, and then a further set onto Cedars Court and the parking area. Viewing is strongly recommended to appreciate the features of this development.

### Lease and Charge Details

Note - This is a leasehold property, with a 125 year lease from January 2007.

Service charge and reserve fund is combined £2001.95 per annum.



Proceed out of Hinckley along the A47 Leicester Road past the Hinckley Golf Club, and past the Leicester Road Sports Ground upon the left hand side, continue over the roundabout and up Carrs Hill, and then turn left onto Shilton Road, take a left turn into Ward Close, proceed through the electric gates, around the small roundabout on the Close and through the further electric gated access into Cedar Court (There is visitor parking on either the right or left hand sides.). For SATNAV users the post code is LE9 8NE.

## Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

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. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		
(81-81) <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		
<b>England &amp; Wales</b>	81	82
	EU Directive 2002/91/EC	

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