



Smiths
your property experts

Walnut Gardens

East Leake

- Modern and well-presented first-floor apartment
- Open-plan kitchen and living area
- Juliet balconies providing lovely green outlooks
- Two bedrooms and a family bathroom
- Designated off-road parking
- Small development located off Station Road
- Walking distance of Meadow Park and the village centre
- Excellent transport links to Loughborough and Nottingham

General Description

Smiths Property Experts are delighted to present to the market a modern and well-presented first-floor apartment. This property is part of a small development located in the heart of East Leake. The location offers excellent transport links to Nottingham and Loughborough, with nearby Loughborough station and East Midlands Parkway providing convenient rail links.





The Apartment

Internally, expect to find modern and well-presented living space centred around a spacious entrance hall. The floor area measures approximately 570 square feet. There are two bedrooms, a family bathroom, two generous store cupboards, and a fantastic open-plan living space with a fitted kitchen. Of note are the two Juliet balconies, with special views over the tree canopy, giving a year-round green outlook.

The Outside

The apartment boasts designated off-road parking and there is an array of beautiful ancient tree covers around the site. Meadow Park is within a 2-minute walk.

Walnut Gardens

Walnut Gardens is a small development of apartments and family homes located off Station Road, providing easy access to both local countryside walks and the village centre. The village boasts a range of amenities such as a doctor's surgery, dental practice, chemist, and a library. Additionally, there are various shops including a bakery, greengrocers, and florist, as well as a selection of coffee shops, pubs, and eateries.





Property Information

EPC Rating: B.

Tenure: Leasehold.

Length of Lease: 125 Years. Years Left: 109 Years.

Ground Rent: approx. £150 per annum.

Maintenance Charge: approx. £1,600 per annum.

Council Tax Band: B.

Local Authority: Rushcliffe Borough Council.

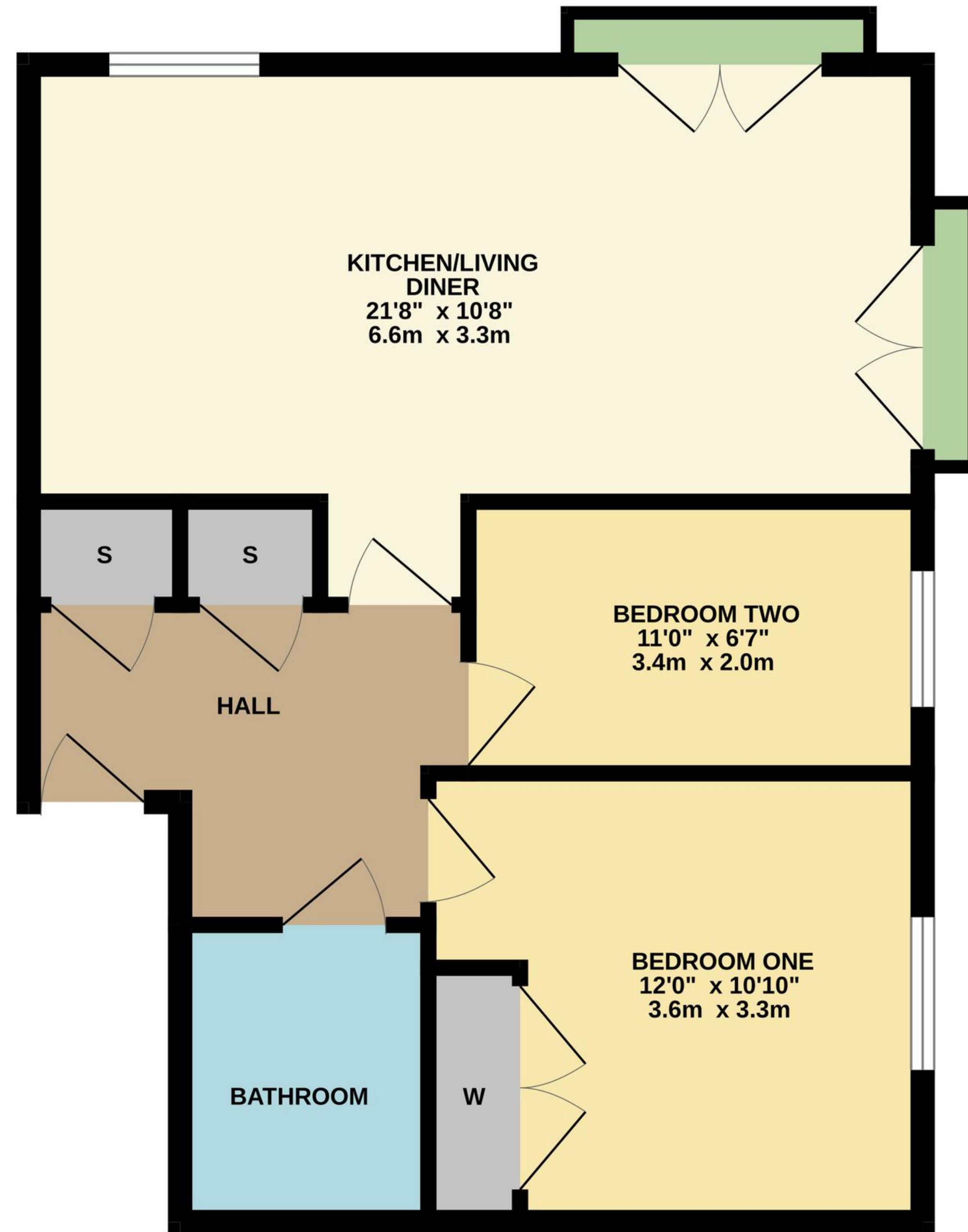
Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.





TOTAL FLOOR AREA : 570 sq.ft. (52.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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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