



Smiths
your property experts

Walnut Gardens

East Leake

- No upward chain
- Modern and well-presented ground-floor apartment
- Open-plan kitchen and living area
- 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 this modern and well-presented ground-floor apartment. This property is part of a small development 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 the entrance hall. The floor area measures approximately 574 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 is the rarity of a ground-floor apartment in the village.





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: C.

Tenure: Leasehold.

Length of Lease: 125 Years from 1st May 2007.

Ground Rent: approx. £75 every six months.

Maintenance Charge: approx. £2,000 per annum (variable depending on work required).

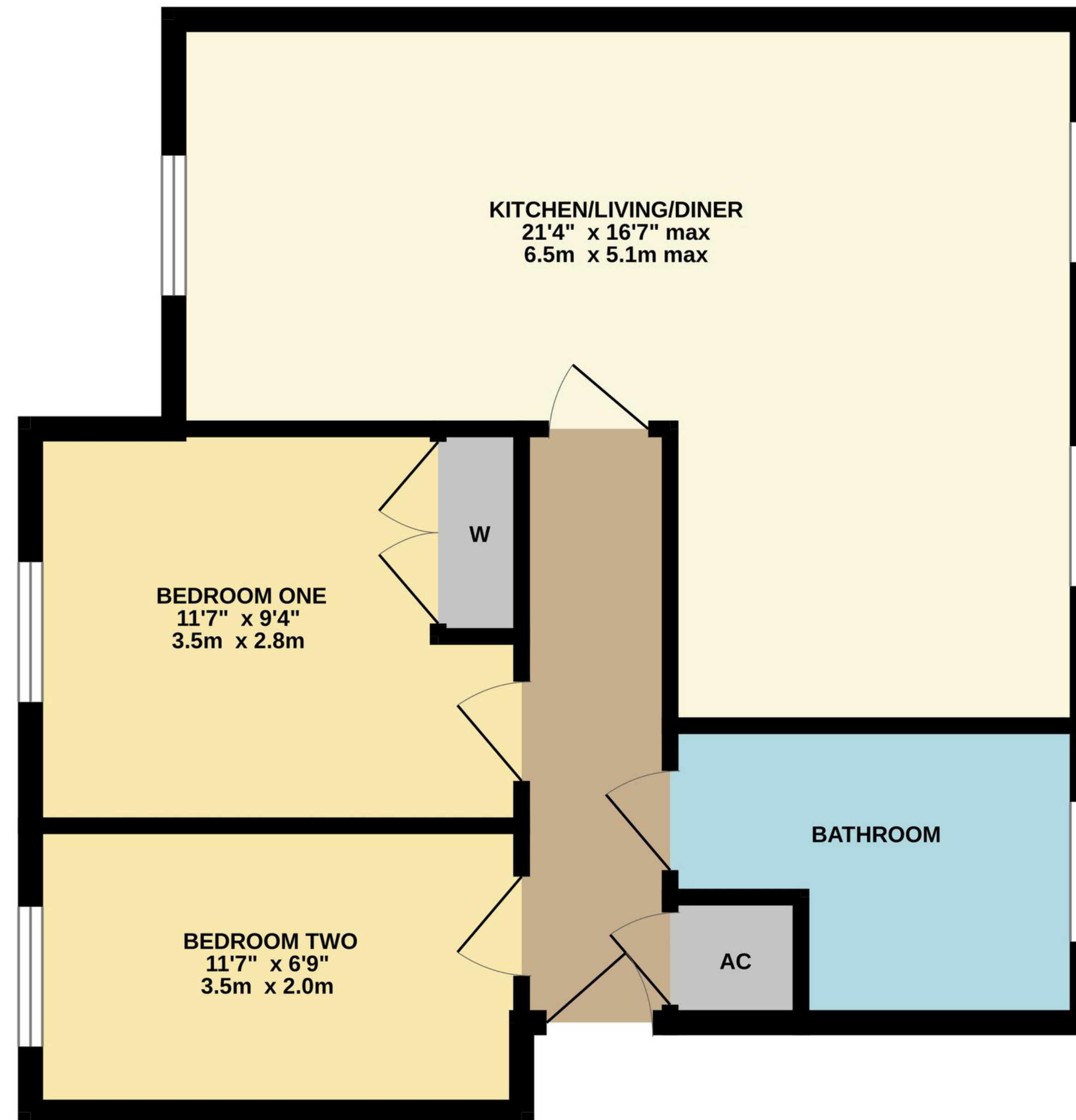
Council Tax Band: B.

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.





TOTAL FLOOR AREA : 574 sq.ft. (53.3 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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