



Smiths
your property experts

Osier Fields

East Leake

- Sold with a tenant in situ
- Immaculate and well-maintained apartment
- Part of a small development in this sought-after village
- Bright living and dining area with a front-to-back aspect
- Fully fitted kitchen
- Two good-sized double bedrooms
- Generous four-piece family bathroom
- Private parking

General Description

Smiths Property Experts offer to the market, with a tenant in situ, this immaculate and well-maintained two-bedroom apartment. The property is part of a small development in the heart of the highly regarded village of East Leake. The property is maintained to an excellent standard. There are mature borders and greenery to the front and rear of the building, as well as private parking for each property.





The Property

The apartment is accessed via an immaculate communal hallway on the first floor. The floor space measures approximately 648 square feet, with accommodation set around a central hall. There are two good-sized double bedrooms and a generous four-piece bathroom with access from the hall and the main bedroom. The main living space offers a front-to-back aspect, full of light and zoned living/dining areas. Set off the dining area is a smart, fully fitted kitchen.

The Location

The village has a true community feel and spirit with a bustling High Street and a full array of amenities, including a doctor's surgery, dental practice, chemist, and library. There is also a bakery, greengrocers, coffee shops, pubs, and eateries. Access to Loughborough and Nottingham is convenient via car or regular bus service. East Midlands airport is just 6 miles away.

Property Information

EPC Rating: B. Council Tax Band: B.

Local Authority: Rushcliffe Borough Council.

Tenure: Leasehold. Lease Term: 979 years left.

Service Charges: £ 1925.64 per annum.

Ground Rent: £150.00 per annum.

Tenancy Agreement Type: Fixed term AST which expires on 5 Aug 2025. Current rent is £775.00.





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 : 648 sq.ft. (60.2 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.
 Made with Metropix ©2024



01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



