

Smiths your property experts

Walnut Gardens

East Leake

- Lovely top-floor modern apartment
- Small and peaceful development
- Well-designed floor area (580 square feet)
- Two double bedrooms and two bathrooms
- Kitchen and living area with a Juliet balcony
- Excellent storage space, including a loft area
- Off-road parking
- Walking distance to the village centre

General Description

Smiths Property Experts are delighted to introduce to the market a lovely two-bedroom second-floor flat with off-road parking. The property is situated in a small, peaceful development off the desirable Station Road in East Leake. Ideally situated within walking distance of the village centre and Meadow Park, which features open green spaces and woodland.







The Property

The property has a floor area of approximately 580 square feet and benefits from a well-designed internal layout. The accommodation comprises an entrance hall with both an airing cupboard and a storage cupboard. There is an open-plan kitchen and living area with a Juliet balcony. Two good-sized bedrooms, including the main bedroom with fitted wardrobes and an en-suite shower room. There is also a separate bathroom. The apartment is ideally located on the top floor and benefits from having loft storage.

The Location

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, including a doctor's surgery, dental practice, chemist, and library. Additionally, there are various independent shops, as well as a selection of coffee shops, pubs, and eateries.







Property Information

EPC Rating: C.

Tenure: Leasehold.

Length of Lease: 125 Years. Years Left: 107 Years.

Ground Rent: approx. £75 per annum.

Maintenance Charge: approx. £2,000 per annum.

Council Tax Band: B.

Local Authority: Rushcliffe Borough Council.

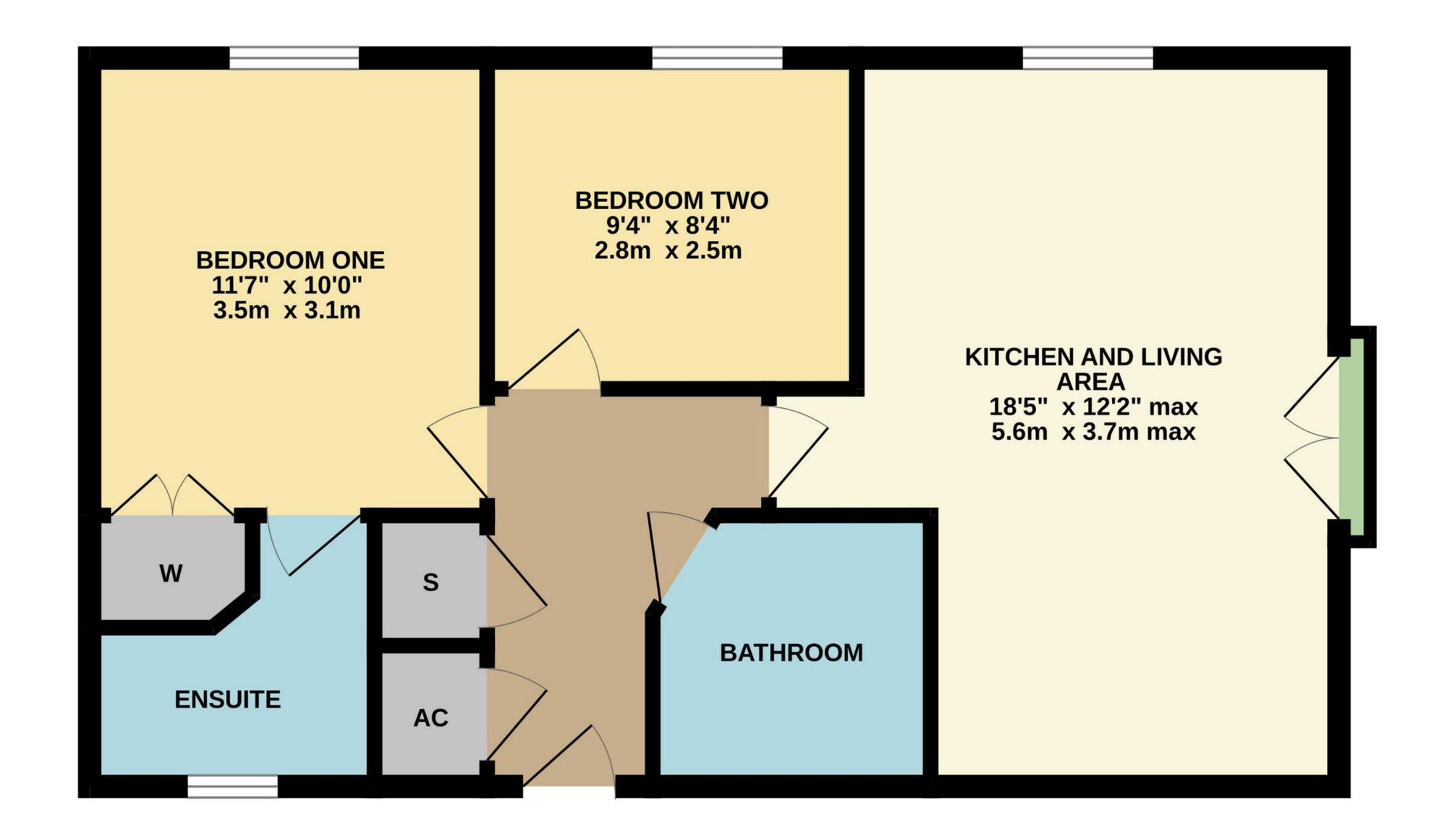
Important Information

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.









TOTAL FLOOR AREA: 580 sq.ft. (53.8 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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