

Room Sizes

Hallway

Open Plan Living Kitchen Diner

20'8" x 9'10"

.

Bedroom One

10'2" x 7'10"

..

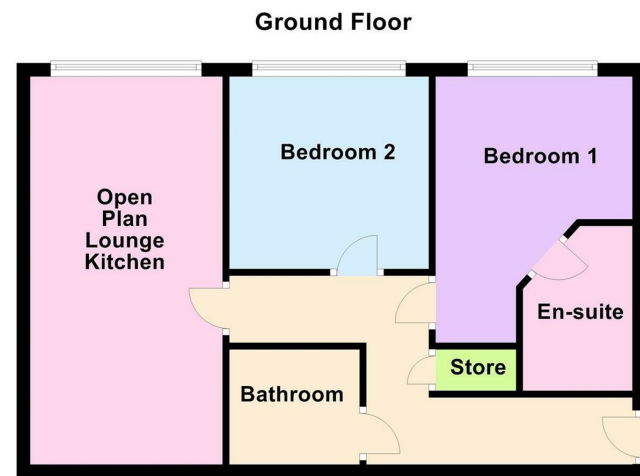
En-Suite Shower Room

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Bedroom Two

....

Family Bathroom



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

VIEWING Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

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OFFER PROCEDURE If you are obtaining a mortgage on this property one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

MONEY LAUNDERING Money laundering regulations 2003 - Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Garratt Square, Whetstone, Leicester LE8 6JZ

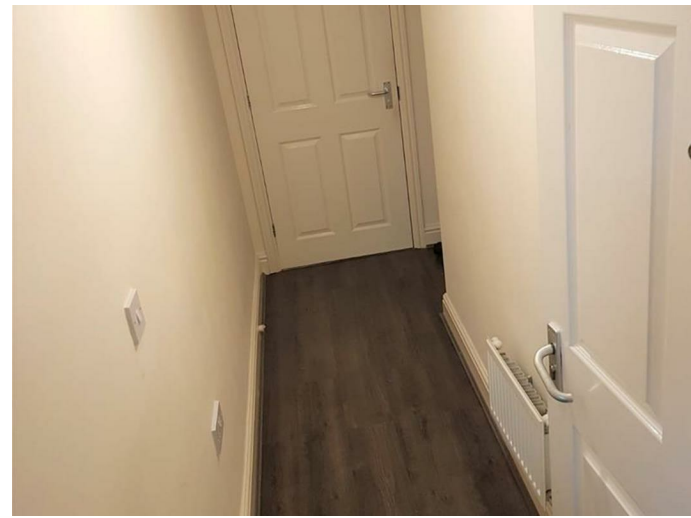
£165,000

The Story Begins

- Ground Floor Apartment
- No Upward Chain
- Ground Rent & Maintenance £97 per month
- Modern Open Plan Living Kitchen Diner
- Two Double Bedrooms
- Newly Re Fitted En Suite Shower Room & Bathroom With Resin Floors
- Secure Allocated Parking With Fob
- New Boiler With 5 Year Warranty
- New Radiators & Windows
- EPC Rating - C, Council Tax Band - B & Leasehold approx 90 years remaining

Location Is Everything

In Whetstone you will enjoy a lively local community with plenty going on, there is Blaby & Whetstones Boys Club, a golf course, two very well regarded primary schools, St Peters and Badgerbrook and two feeder high Schools in surrounding villages. There are churches, public houses and a good selection of local shops including a post office, supermarket, pharmacy and a dentist. Whetstone is located within a close proximity to the city and the open countryside, with excellent access to the motorway networks and Narborough train station.



Inside Story

Offered for sale with the additional benefit of no upward chain is this very well presented ground floor apartment, situated in the heart of the popular village of Whetstone. Upon entering the property, the hallway offers an open feel with doors leading to all rooms. To the rear of the apartment is the modern fitted kitchen with an open plan living arrangement - perfect for entertaining or for those cosy evenings. The kitchen comprises of a range of wall and base units with a sink and drainer unit inset of a rolled edge work surface. There is an integral oven, with built in gas hob and extractor hood over. Complete with space for the fridge freezer and plumbing for the washing machine. The lounge area offers a perfect space to sit and relax, with a double glazed window allowing for a light and airy feel. With modern neutral decor and contemporary laminated flooring. The master bedroom is a good sized double the fitted en-suite shower room. With a corner shower cubicle, low level wc and wash hand basin. Bedroom Two is also a good size with a double glazed window and storage cupboard. The family bathroom is newly re fitted with a white three piece suite, comprising panel bath, low level WC, wash hand basin and resin flooring. Externally there is use of well maintained communal gardens as well as allocated parking for the apartment, secure with key fob access. An ideal opportunity to acquire this perfect First Time Buy.

