



37 Balmoral Close
Knighton, Leicester, LE2 3PZ
£275,000



Ground floor apartment with a garage in a block, forming part of a converted farmhouse in a beautiful setting at the end of an exclusive cul-de-sac in one of Leicester's most favoured locations on the borders of Knighton and Stonegate offered to the market with no upward chain.

- GROUND FLOOR APARTMENT
- 2 DOUBLE BEDROOMS
- SPACIOUS LOUNGE/DINING ROOM
- FITTED KITCHEN
- FAMILY BATHROOM PLUS EN-SUITE
- BEAUTIFULLY LANDSCAPED COMMUNAL GARDENS
- GARAGE IN A BLOCK
- EPC RATING D
- TAX BAND D
- Available Broadband - standard - superfast . See ofcom broadband checker



INTRODUCTION

This superb Edwardian farmhouse standing in beautifully landscaped communal gardens was converted into 3 luxury apartments in circa 1997 by Bryant Homes to complement this exclusive cul-de-sac of large executive homes that it forms part of.

Boasting Leicester Bowling Club, Knighton Victoria Bowls Club and Carisbrooke Lawn Tennis Club amongst its neighbours, 37 Balmoral Close is an unusually spacious 2 bedroom ground floor apartment with in excess of 90 square metres of floorspace and briefly comprising: A spacious central hallway, a generously sized lounge/dining room, a fitted kitchen 2 double bedrooms, the master having an en-suite shower room and a family shower room. There is an annual maintenance charge of £1884.00 and a ground rent of £240.00 which is currently waived by the freeholders. There are 98 years remaining on a 125 year lease which started in 1997.

THE ACCOMMODATION

Standing in beautifully landscaped communal gardens in a conservation area at the end of Balmoral Close with a woodland footpath leading to Church Lane in the centre of the old Knighton Village.

Benefiting from sealed unit double glazing and gas central heating, No 37 occupies the main part of the ground floor of this grand old building and is entered through a timber front door into the impressive central hallway which provides access to the rest of the accommodation.

To the right there is a generously proportioned lounge /dining room with a feature fire surround housing flame effect electric fire, a window overlooking the gardens to the front and a French door providing views of the communal gardens to the rear and access onto the patio.

The kitchen has been fitted with a range of base and wall units with space and plumbing for appliances, an electric oven and gas hob with an extractor hood over. There is a white 1 ½ bowl sink and drainer and the window overlooks the gardens to the side.

The master bedroom is very spacious with a range of fitted wardrobes and a window overlooking the front. There is an en-suite comprising a toilet, sink and walk-in shower enclosure.

The smaller second bedroom has space for a double bed or 2 singles with complementary bedroom furniture.

A family shower room comprising a toilet and sink in a vanity unit, and a walk-in corner shower enclosure completes the internal accommodation.

OUTSIDE

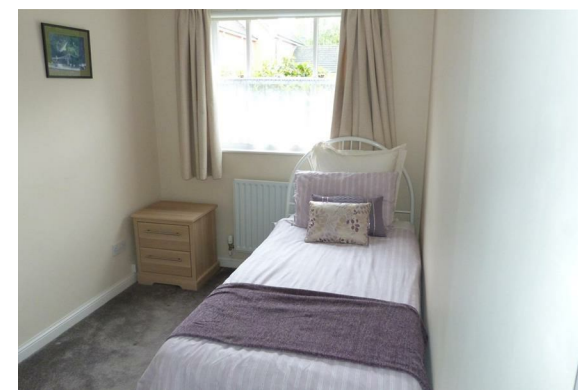
The communal gardens have been thoughtfully laid out and beautifully maintained in a wooded setting with a pathway leading to the centre of the old village and The Church of St.Mary Magdalene. There is ample off-road visitor parking with a single garage in a block.

THE AREA

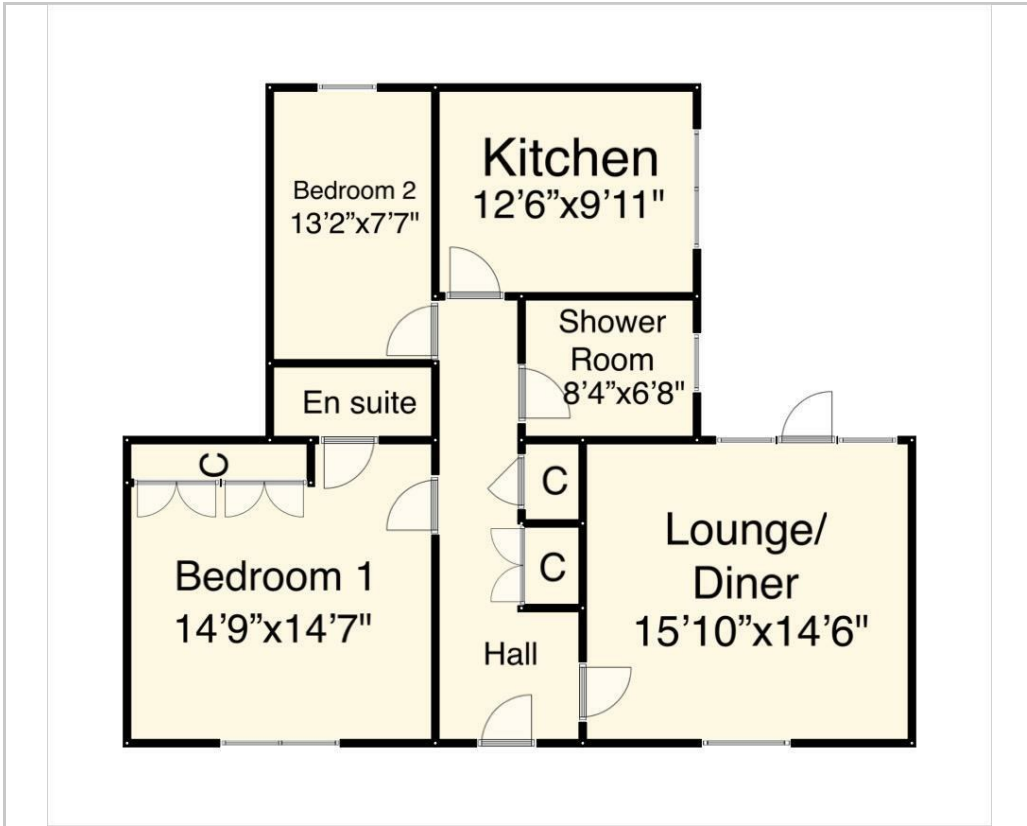
South Knighton is a well-established and highly regarded suburban area of Leicester situated between Clarendon Park to the North, Stoneygate to the east and Oadby to the south.

Convenient for local amenities in the nearby town of Oadby, South Knighton is well served locally by schools in both the private and state sectors.

South Knighton is very popular today by local buyers and those from further afield due in part to its stock of good quality housing, its proximity to Leicester city centre and its professional quarters, the railway station allowing travel to Central London in a little over an hour and the ease of access to the motorway system.



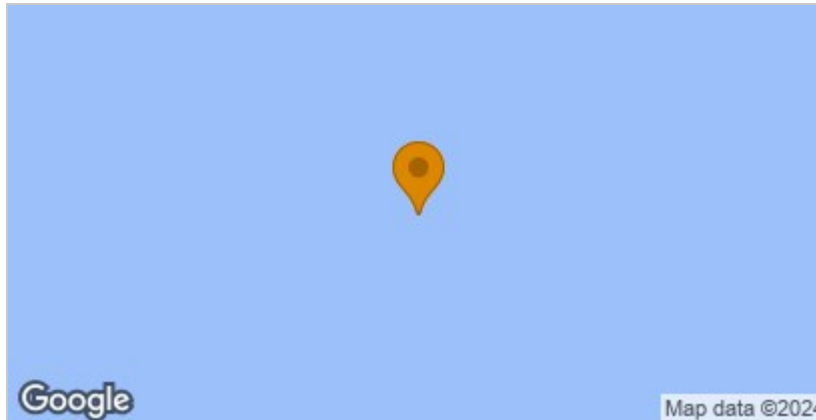
Floor Plans



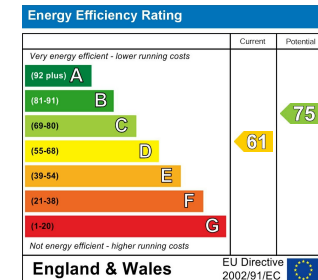
Viewing

Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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