



Walnut Gardens, East Leake



£142,000

- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- MASTER EN-SUITE
- CORNER APARTMENT
- JULIET BALCONY
- IDEAL INVESTMENT £750 PCM
- LEASEHOLD
- EPC rating B



Walnut Gardens has proved to be a very popular location, with the apartments consisting of various designs and this particular property being the largest design having an en-suite shower room and double second bedroom, therefore ideal for those seeking more spacious accommodation.

Situated on the first floor, the apartment also has the added advantage of a dual aspect to the living kitchen which makes for a particularly light and airy space. The property is gas centrally heated and double glazed.

Well presented throughout, initially there is a hallway with two cupboards, one discreetly houses the pressurised hot water system.

The living kitchen spans the full width of the property, the living area has a dual aspect and Juliet balcony. To the kitchen area, plumbing for a washing machine, space for a fridge freezer, integrated four ring gas hob with extractor above and electric oven beneath.

The master bedroom has en-suite facilities with a mains shower within the cubicle, whilst the second double bedroom is adjacent and is neutrally presented.



The bathroom comprises of a three piece suite and there is a ladder design centrally heated towel rail along with a built in mirror.

For the investor, the property is currently let at £750 per calendar month which was for a fixed term of twelve months commencing November 10th 2023. Vacant possession will be possible with the correct serving of notices.

The property is ideal also for the first time buyer, professionals or those wanting to purchase and share the costs, particularly when considering the size of the second bedroom.

The apartment is within easy walking distance of village centre amenities, whilst East Leake itself has access to the M1, M42, Nottingham, Leicester, Derby, East Midlands Airport and Nottingham University at Sutton Bonington campus.

To find the property, from East Leake village centre head along Main Street taking a right turn at the church on to Station Road, next turning left is Walnut Gardens, the property is then on the right hand side at first floor.

HALL 2.15m x 3.02m (7'1" x 9'11")

LIVING KITCHEN 4.52m x 5.66m (14'10" x 18'7")

BEDROOM ONE 3.1m x 3.56m (10'2" x 11'8")

EN-SUITE 1.95m x 2.21m (6'5" x 7'4")

BEDROOM TWO 2.59m x 2.85m (8'6" x 9'5")

BATHROOM 1.93m x 2.15m (6'4" x 7'1")





SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is leasehold with vacant possession upon completion on correct serving of notice to the current tenant.

Ground rent £150 per year payable half yearly August and February fixed for 21 years from 30th November 2007 when the maximum it could go up is 100% is £300 again fixed for 21 years. Lease 125 years from 30th November 2007. Maintenance is paid half yearly August and February does vary according to works done. This year £1,777 total. Included in the Service charge is the buildings insurance.

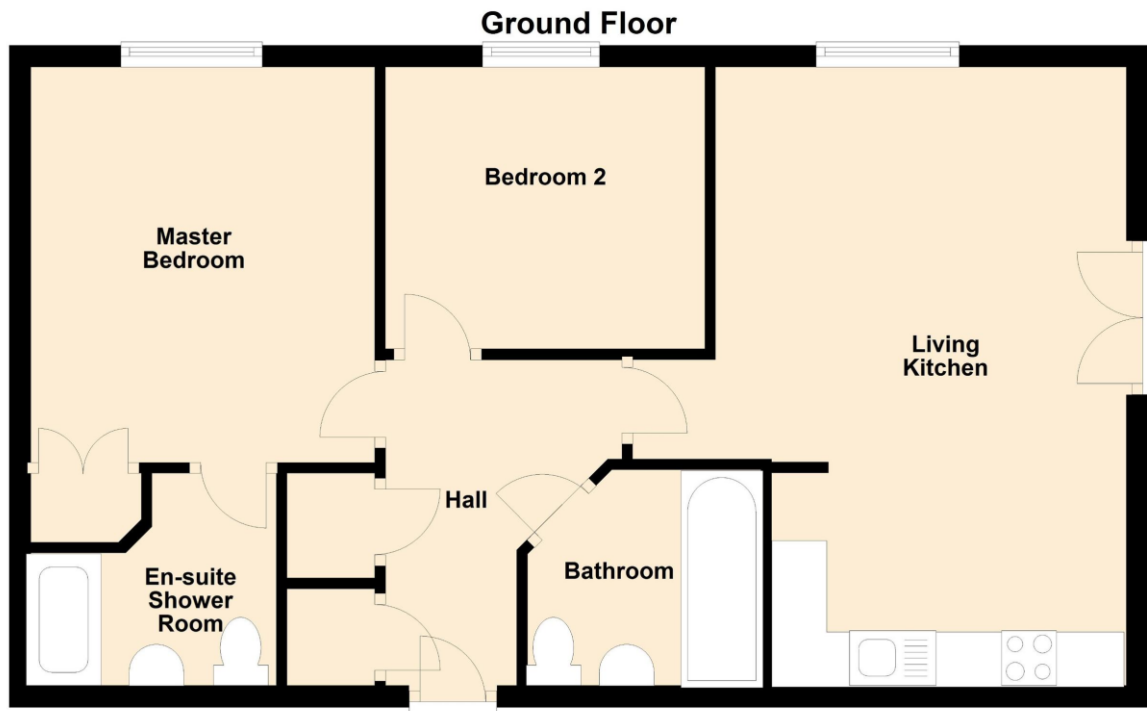
Rushcliffe Borough Council - Tax Band B.

DISCLAIMER

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REFERRALS

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Newton Fallowell East Leake

01509 856934
eastleake@newtonfallowell.co.uk