



Montvale Gardens, Leicester

- Two Double Bedrooms with an En-Suite Shower room
- No Upward Chain
- Fitted Kitchen
- Separate Family Bathroom
- Loft Storage
- Gas Central Heating and Double glazing
- Top Floor Apartment with Allocated Parking Space
- Ideal First-Time buyer or Investor Opportunity
- Lounge-Diner
- Excellent Road and Public Transport links

Offers Over £130,000

Tenure: Leasehold

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Montvale Gardens, Leicester

DESCRIPTION

Nestled in the popular Montvale Gardens area of Leicester, this stylish top-floor flat offers a perfect blend of comfort and modern living. With two spacious double bedrooms and two well-appointed bathrooms, this property is ideal for first-time buyers or investors seeking a promising opportunity.

The spacious lounge-diner provides a bright and airy space, perfect for relaxation or entertaining guests. The kitchen is equipped with a range of contemporary wall and base units, featuring an integrated electric oven, gas hob, and extractor hood, making it a delightful space for culinary enthusiasts.

The master bedroom boasts an en suite shower room, ensuring privacy and convenience, while the second double bedroom offers ample space for guests or family. The main bathroom is tastefully designed, and the property benefits from two storage cupboards and loft access, providing additional storage solutions.

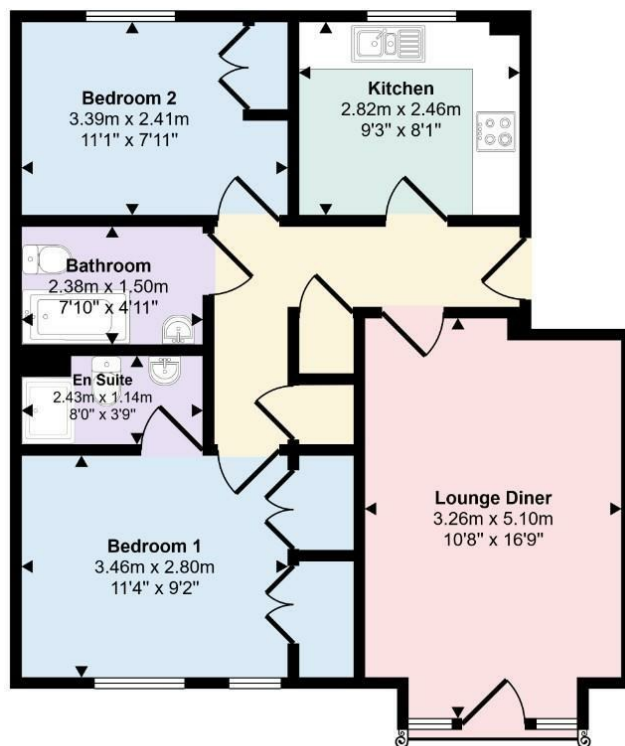
This apartment is chain-free, allowing for a smooth transition for the new owner. Externally, you will find an allocated parking space for one vehicle, along with a communal children's play park area, making it a family-friendly environment.

With excellent road and public transport links to the city centre and nearby motorways, this property is perfectly situated for those who commute or enjoy the vibrant local amenities. An internal inspection is highly recommended to fully appreciate the quality and charm of this lovely home.

To find out more and arrange your viewing, contact Hunters Estate Agents Wigston.



Approx Gross Internal Area
60 sq m / 644 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact our Hunters Wigston Office on 0116 366 0660 if you wish to arrange a viewing appointment for this property or require further information.

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Council Tax: B

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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