



Brooks Close, Donisthorpe



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£179,950



Key Features

- Luxury Top-Floor Two Bedroom Apartment
- Stunning Views of Ashby Canal and National Forest
- Open-Plan Kitchen, Dining, and Living Area
- Balcony Panoramic Views
- High-spec Kitchen with Sleek Cabinets + Top-of-the-Line Appliances
- Two Spacious Double Bedrooms
- EPC rating C
- Leasehold





Welcome to your dream home at Brooks Close, Donisthorpe, a stunning two-bedroom luxury apartment on the top floor, providing breath-taking views of the charming Ashby Canal and National Forest. This delightful abode is perfect for first-time buyers or savvy investors, offering a serene ambience that echoes the tranquillity of a holiday retreat.

Step inside to discover a spacious, open-plan layout seamlessly blending a modern kitchen, dining, and living area, bathed in natural light from UPVC French doors. These open onto a decked balcony, perfect for dining al fresco or simply soaking in the panoramic scenery. The kitchen is a culinary delight, boasting sleek white cabinetry, contrasting black countertops, and top-of-the-line appliances, including a ceramic hob and built-in oven.

Both bedrooms are generously sized, with the master featuring an en-suite. An additional refitted three-piece bathroom ensures convenience and comfort. Enjoy the beautifully maintained communal gardens and allocated parking space. Offered with no upward chain, this is an opportunity not to be missed. Contact our team to arrange a viewing and start the next chapter of your life in style!

A stunning second floor two-bedroom luxury apartment overlooking the Ashby Canal and National Forest. Appealing to first time buyers and buy to let landlords, is this wonderful opportunity to acquire a splendid top floor two bedroom apartment where you really get a true sense of relaxation and that holiday feeling.

Internally the property boasts well-proportioned accommodation benefitting from a highly efficient Calor gas fired central heating system, UPVC double glazing, an open plan living skilfully combining three areas into one with a kitchen, dining and living area taking full advantage of the wonderful views via UPVC French doors onto a decked balcony. The kitchen has a stylish range of cabinets and contrasting worktops fitted with a the four ring ceramic hob, extractor hood over, built in oven, integrated fridge/freezer, dishwasher and washer dryer, and The dining area offers great space to dine and entertain with the breathtaking views from the balcony,

Two generous double bedrooms with ensuite to bedroom one. A further three-piece bathroom

Externally there are communal gardens and allocated parking and the property is offered to the market with no upward chain.

ACCOMMODATION

ENTRANCE HALLWAY

OPEN PLAN LIVING KITCHEN DINING 6.81m x 4.57m (22'4" x 15'0")

BEDROOM ONE 3.35m x 2.9m (11'0" x 9'6")

EN-SUITE SHOWER ROOM

BEDROOM TWO 3.35m x 2.44m (11'0" x 8'0")

BATHROOM 2.13m x 2.06m (7'0" x 6'10")

COUNCIL TAX BAND:-

The property is believed to be in council tax band: B

LEASEHOLD:-

Service Charge:- £420pa

Ground Rent:- £180pa

999 Years left on the leasehold agreement

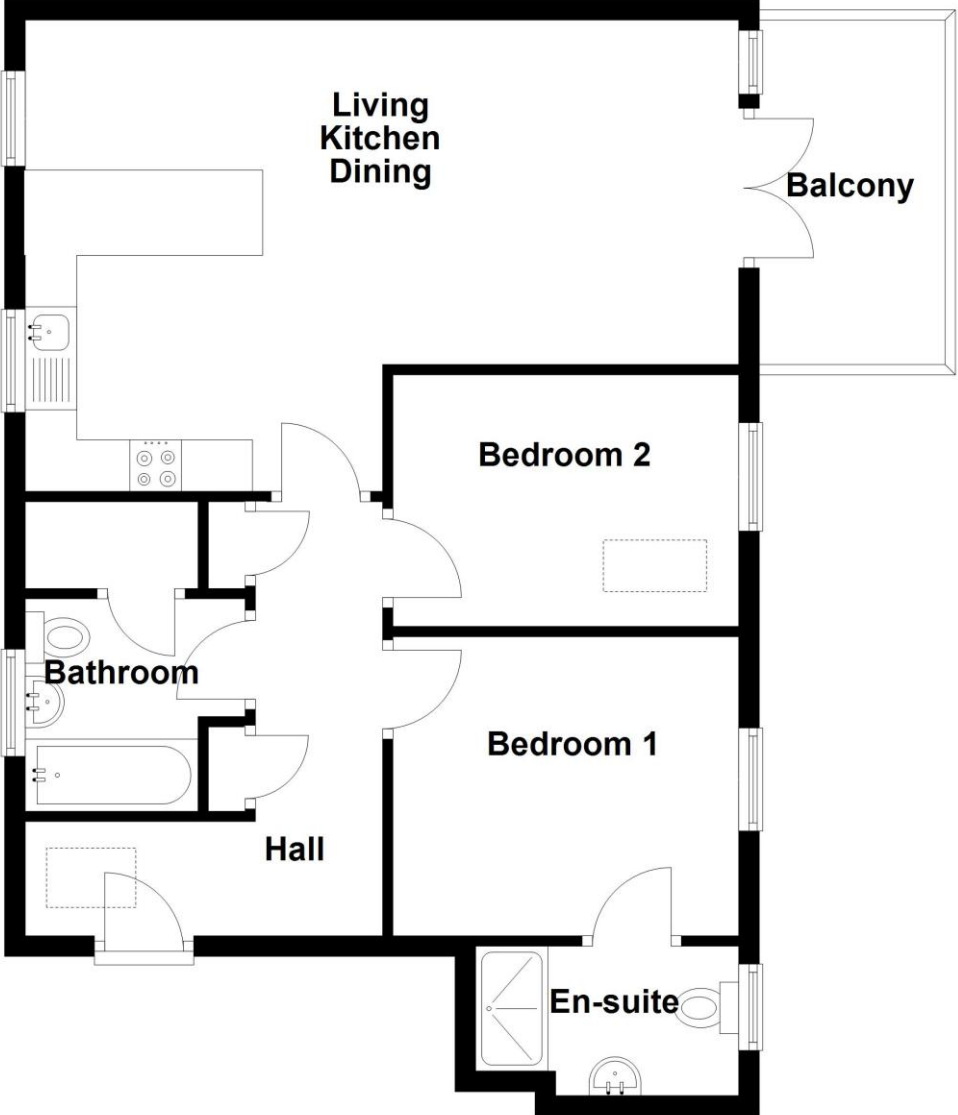
HOW TO GET THERE:-

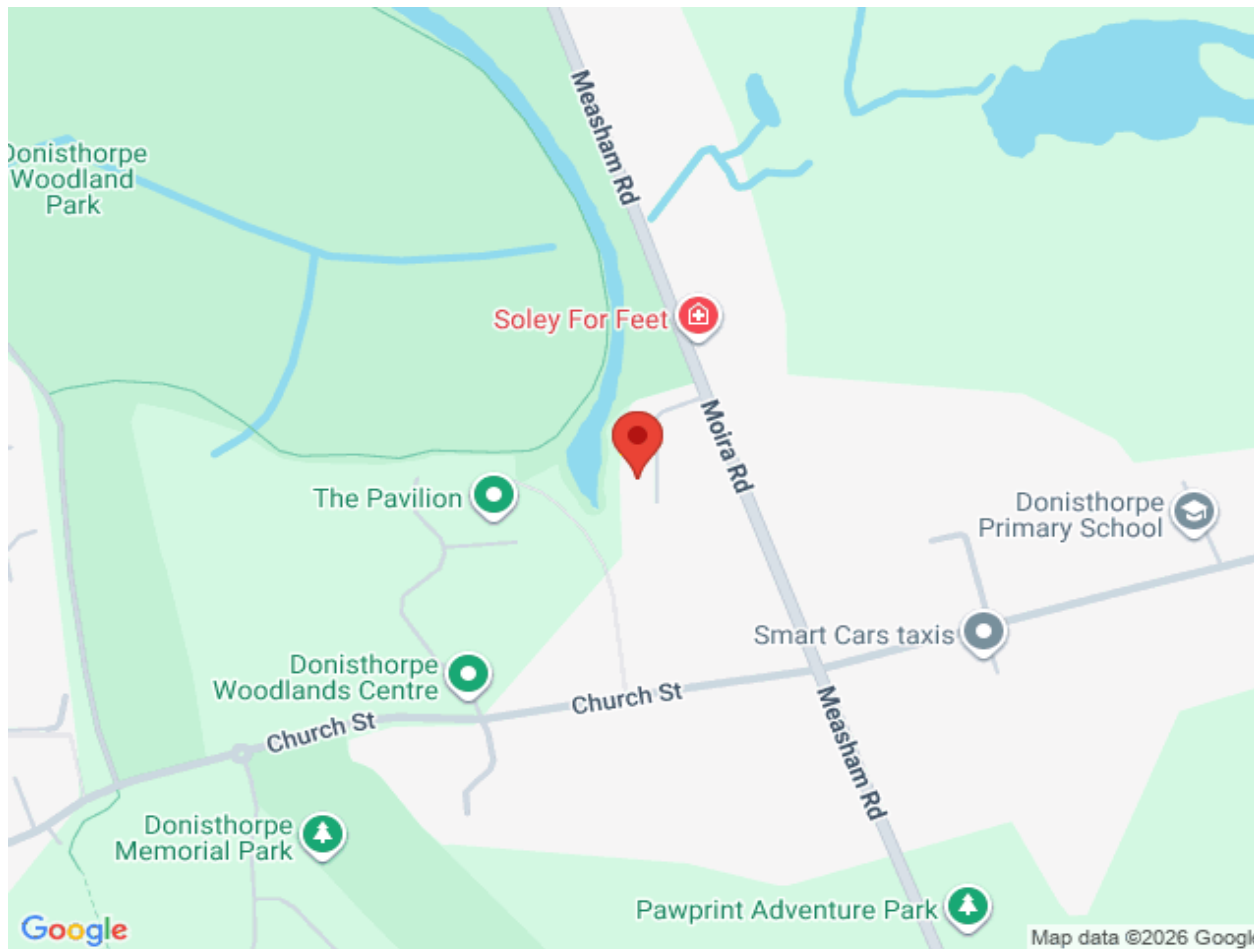
Postcode for sat navs: DE12 7BA

PLEASE NOTE:-

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Ground Floor





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

