



# Flat 8, Beauchamp Gardens Smeeton Road , Kibworth Beauchamp, LE8 0LF £170,000

NO UPWARD CHAIN - OVER 60's DEVELOPMENT

Positioned within the sought-after Beauchamp Gardens development in the heart of Kibworth Beauchamp, this spacious and well-presented two-bedroom first floor apartment offers light, practical accommodation in a secure and well-maintained setting.

The property features a generous living / dining room with French doors opening onto a private south-facing balcony, enjoying pleasant views over the beautifully landscaped communal gardens. A well-proportioned modern fitted kitchen provides a clean, functional space with a contemporary finish.

There are two bedrooms, with the second offering flexibility as a home office or hobby room, alongside a modern bathroom.

The development itself is secure and thoughtfully designed for over 60's living, with an entry system, well-kept communal areas and attractive gardens providing plenty of outdoor seating and relaxation space. There is also a stair lift providing access to the first floor.

### Viewing

Please contact our Berkley Leicester Office on 0116 2544755 if you wish to arrange a viewing appointment for this property or require further information.

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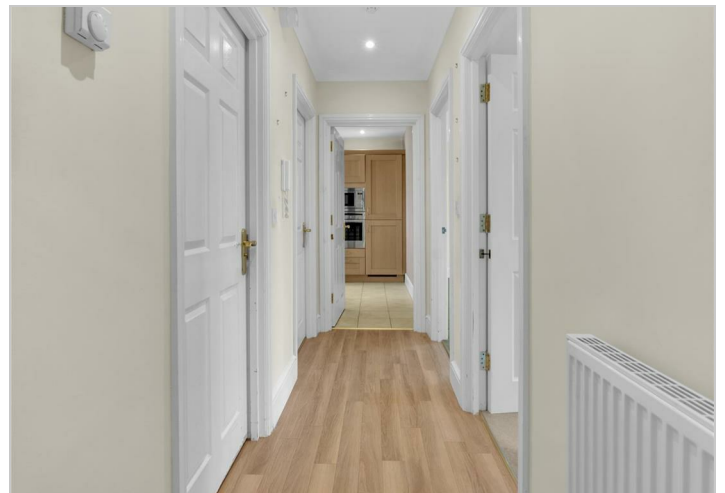
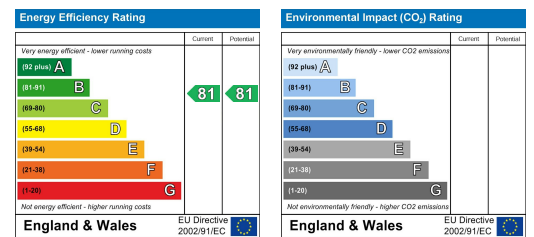
## Floor Plan



## Area Map



## Energy Efficiency Graph



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