



Flat 8, 1 White Hart Close, Thurmaston - LE4 8BU  
£130,000

 **NEWTON FALLOWELL**

## Flat 8

1 White Hart Close, Leicester

A wonderful first step onto the property ladder, this two bedroom top floor apartment represents a rare and exciting opportunity for first time buyers to acquire a modern property situated within walking distance to local amenities as well as being situated for access to major road links. Benefiting from an allocated parking space, the accommodation includes an entrance hall, open plan living room with kitchen area, two bedrooms and a bathroom. Available with no upward chain, an early viewing is strongly recommended.

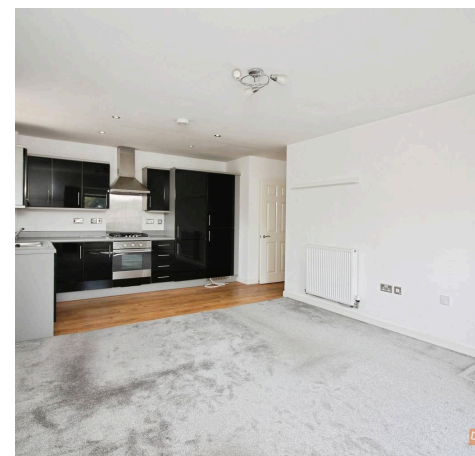
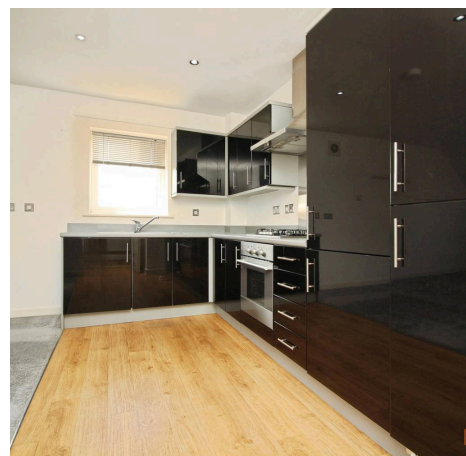
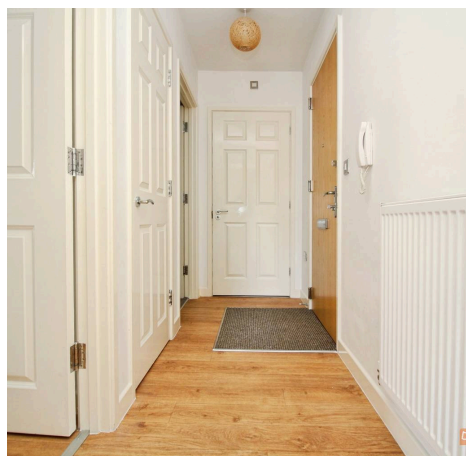
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Two bedrooms
- Available with no upward chain
- Top floor apartment
- Open plan living kitchen diner
- Allocated parking space
- Gas central heating and double glazing
- Need independent mortgage advice? Get in touch today!
- Tenure - Leasehold / Tax Band B
- EPC Rating B
- Viewings strictly by appointment only!





### Welcome to your new home

A communal entry door with remote entry system leads to a staircase which rises to the top floor where an internal door to the apartment leads to an entrance hall, serving access to all of the layout including a built in airing cupboard housing the boiler. An open plan living space with room for both seating & dining areas as well as a modern kitchen which is fitted with a range of eye level & base storage units with complementary roll edge work surfaces over. Features include a built in oven with four ring hob, built in fridge & freezer and an inset sink and drainer. There is also a useful Juliette balcony. The apartment also boasts two well proportioned bedrooms as well as a bathroom, fitted with a 3 piece suite comprising a low flush WC, pedestal wash basin & panelled bath with shower attachment.

### Outside

The property is found within the heart of Thurmaston village just off Melton Rd and benefits from the use of an allocated parking space.

### Location

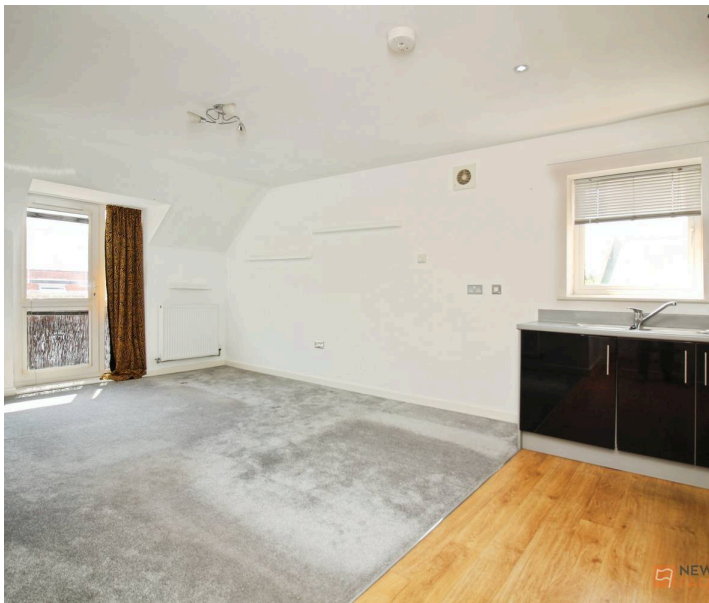
The area provides access to the A46, M1, M69 and M42 road networks. Local amenities include an ASDA supermarket, schools, recreational facilities and bus services between Leicester and Melton Mowbray. The nearby town of Syston offers a wider range of shops, schools and public transport links.

### Tenure & Council Tax

We understand the property to be LEASEHOLD with vacant possession upon completion. Lease Term: 125 years from 31 July 2009 Service Charge: £104.66 per month. Charnwood - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

### Viewing Arrangements

Viewings are strictly by appointment only.

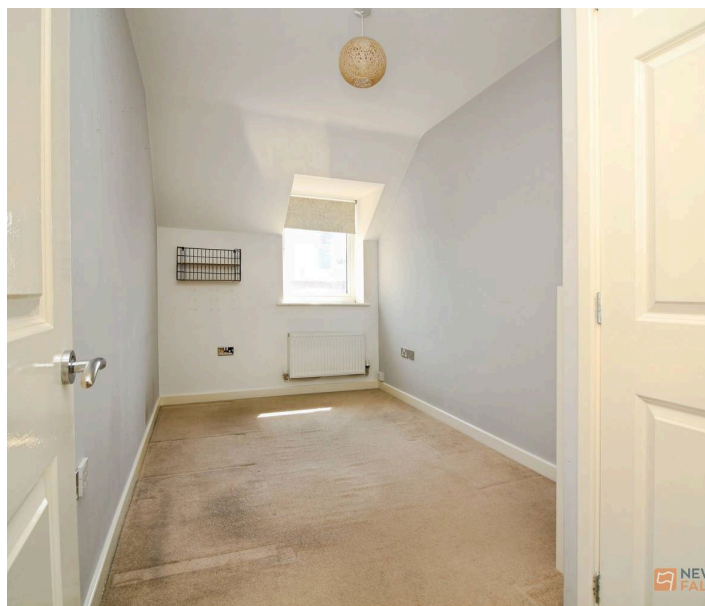
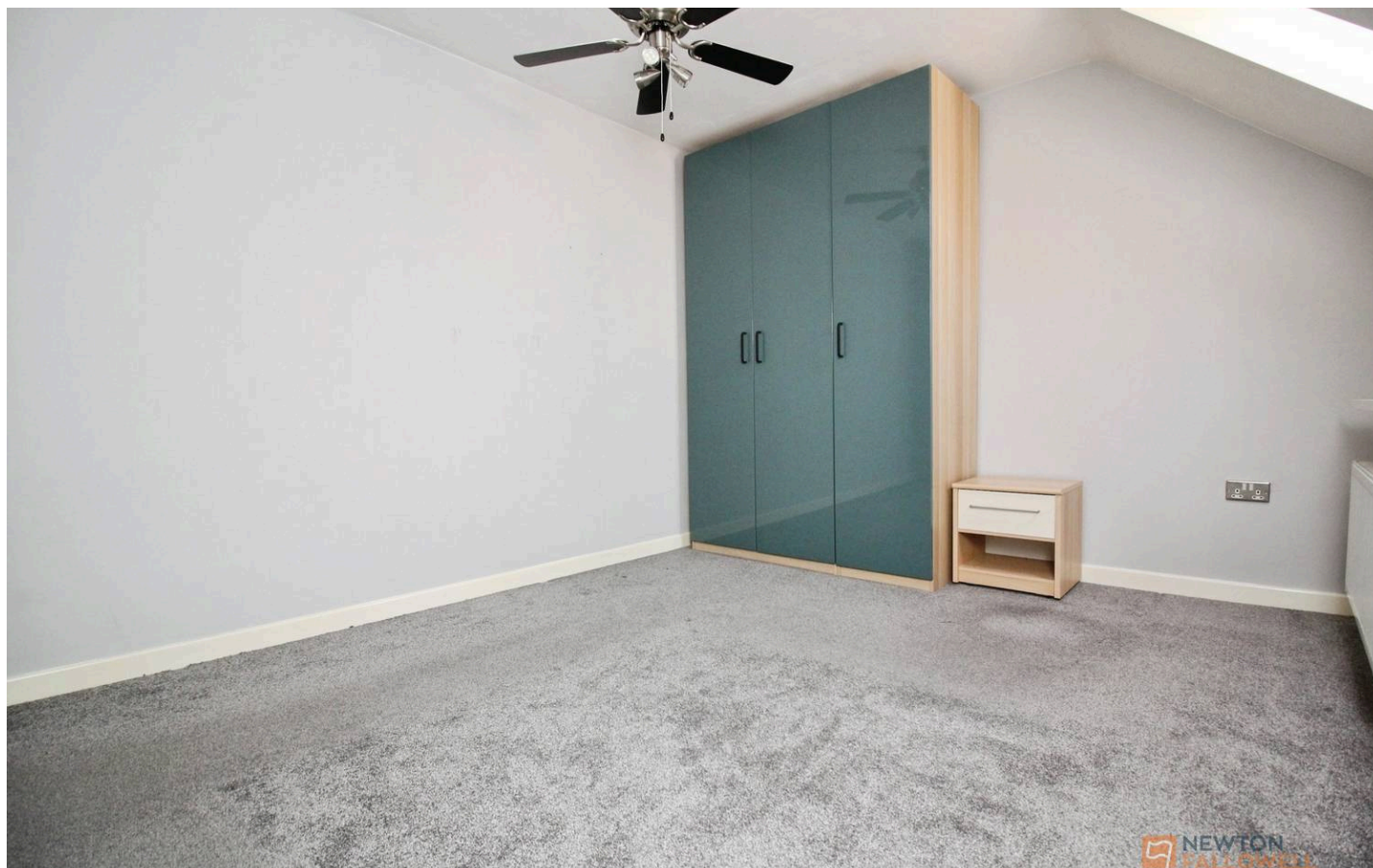


### Need Independent Mortgage Advice?

We are pleased to introduce EVERYONE MORTGAGES, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

### Making an Offer

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."





### Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

### Referrals

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB (Everyone Mortgages) to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

### Free Property Valuations

If you're considering a move, our team would be delighted to provide a complimentary, no-obligation valuation of your home, along with tailored advice on achieving the best possible result.





Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



# Newton Fallowell Syston

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