

**FOR SALE**

**£150,000**

2 Bed Flat in Havelock Gardens, Thurmaston, Leicester, LE4 8DX



## PROPERTY FEATURES

- Purpose-built modern first-floor flat
- Two well-proportioned bedrooms
- Spacious living/dining/kitchen area
- Contemporary fitted kitchen
- Allocated off-street parking
- Move-in ready condition throughout
- Convenient location close to local amenities
- Easy access to transport links and commuter routes
- Attractive Gated Development
- Ideal FTB Or Investment

## FULL DESCRIPTION

### SUMMARY

This modern first-floor flat offers comfortable living in a convenient location, featuring two well-proportioned bedrooms, a bright dual-aspect living area, and a practical kitchen. Benefits include a modern bathroom, allocated parking, and move-in-ready condition. Close to local amenities and excellent transport links, it is ideal for first-time buyers, professionals, or investors.

### COMMUNAL ENTRANCE

Accessed via a secure door and intercom system. Stairs to: First floor.

### ENTRANCE HALL

Accessed via a solid wooden front door. Doors off to: All rooms. Intercom system. LVT flooring. Radiator.

### LIVING/DINING AREA

20' 6" x 9' 8" (6.25m x 2.95m) Having double glazed windows to front and side aspects. TV and telephone points. LVT flooring. 2 x Radiators.

### KITCHEN

7' 6" x 7' 5" (2.29m x 2.26m) Having a selection of fitted base and wall units with a laminate worktop over and a stainless steel sink with drainer. There is a single fan assisted electric oven, four ring gas hob, extractor, an integral fridge/freezer and a fully integrated dishwasher. The kitchen benefits from LED spotlights and a tiled floor.



# Phillips George



## **BEDROOM ONE**

11' 3" x 10' 5" (3.43m x 3.18m) UPVC double glazed 'Juliet' balcony style doors. Built-in double wardrobe. Airing cupboard housing combi boiler. TV and telephone point. Radiator.

## **BEDROOM TWO**

10' 1" x 9' 0" (3.07m x 2.74m) UPVC double glazed window to front aspect. Radiator.

## **BATHROOM**

7' 7" x 6' 4" (2.31m x 1.93m) Comprising: Bath with mixer tap, shower over, low level WC and wash hand basin. Wall tiling to shower and half wall tiling to entire bathroom, tiled flooring, extractor, radiator.

## **OUTSIDE**

The property is centrally located and is part of a gated development with a delightful outlook over green space. There is an allocated parking space with further visitors spaces available on a first come first served basis. There are also well maintained communal areas and bin storage.

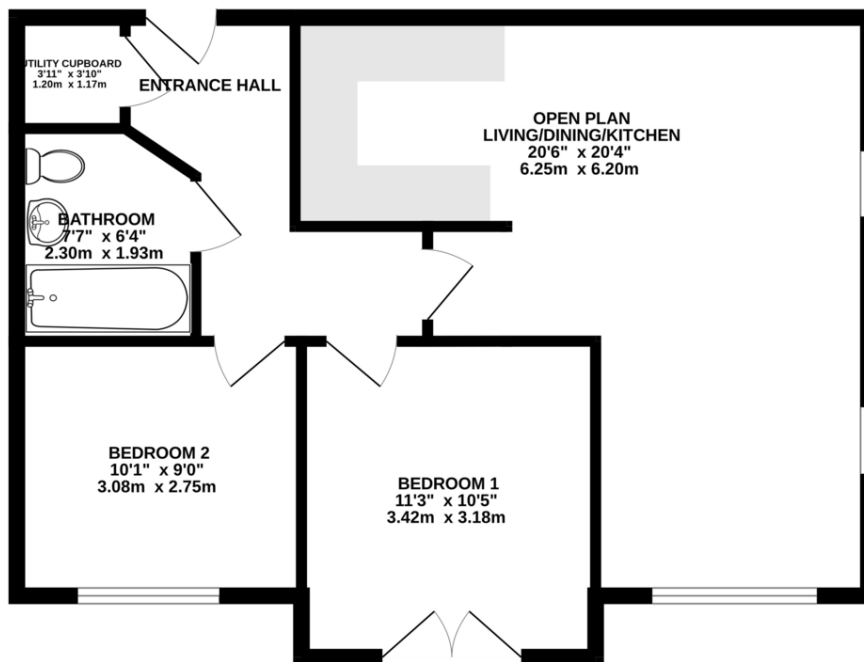
## **LEASE INFORMATION**

The property is subject to a 125 year lease with 108 years remaining. The ground rent is £100 per annum with a monthly service charge of £120 paid to Havelock Gardens Management Company. The lease strictly prohibits pets.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>	82	83
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

