



Walnut Gardens, East Leake



**£140,000**

- FIRST FLOOR APARTMENT
- TOP FLOOR (ONLY ONE BELOW)
- TWO DOUBLE BEDROOMS
- SPACIOUS LAYOUT
- PROFESSIONALLY REDECORATED
- SHOWER ROOM
- LEASEHOLD
- EPC rating C



There are several different designs within the complex of two bedroom apartments and this one is of special note having two double bedrooms, but also the first floor of only two storeys (one ground floor apartment below it) with no residence above. The communal entrance is less used, serving just these and the parking space is directly opposite the entrance. The property has also been professionally redecorated.

Ideal for the first time buyer, professional or perhaps investor thinking of the proximity of Sutton Bonington University, flight crew for East Midlands etc particularly when bearing in mind the size of the second bedroom.

Initially on entry, the hallway has a wall mounted security entry phone and alarm panel and a cupboard which discreetly houses a modern electric circuit breaker and is equipped with shelving and the water meter.

The 'L' shaped living, kitchen diner faces east west, so the Juliet balcony gets the morning sunshine and of the evening it will be the lounge section with the kitchen. The kitchen itself has an AEG electric oven and Hotpoint induction hob with stainless steel splashback and extractor hood. There is a range of base and eye level units, plumbing for both washing machine and dishwasher and space for a fridge freezer. The gas central heating boiler equipped with pressurised unit to boost the pressure of the refitted shower room.



Two modern radiators serve the lounge diner and there are multiple electrical sockets including a bank of aerial connections.

The main bedroom faces east and has a built in double wardrobe with two mirrored doors. Bedroom two is a second double and has three double electrical sockets and has the same orientation.

The shower room has a mains shower, wash hand basin and low level wc, all elements are fully tiled, electric shaver point, extractor fan and ladder design centrally heated towel rail.

The complex is well regarded and is within easy walking distance of village centre amenities, single allocated parking space as previously mentioned and is for sale with no upward chain and is stamp duty exempt for non-investors.

To find the property, from East Leake village centre proceed along the main street towards the church, turn right on to Station Road, take the next turning left into Walnut Gardens, follow the road along where 57 is in the block furthest east within the development (next to the care home).

**HALL** 4.18m x 1m (13'8" x 3'4")

**LOUNGE DINER** 6.62m x 3.08m (21'8" x 10'1")

**KITCHEN AREA** 2.97m x 1.99m (9'8" x 6'6")

**BEDROOM ONE** 3.94m x 3.14m (12'11" x 10'4")

**BEDROOM TWO** 3.59m x 2.84m (11'10" x 9'4")

**SHOWER ROOM** 3.02m x 2.18m (9'11" x 7'2")





## SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is leasehold with vacant possession upon completion. Start date 1/03/2009. Lease term 125 years from May 1st 2007. Lease end date 01/05/2132

Lease term remaining 107 years. Ground rent circa £150 pa ( £75.00 twice yearly). Service charge around £1400 pa ( £700 paid twice yearly)

Rushcliffe Borough Council - Tax Band B.

## DISCLAIMER

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.

## 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 Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.

## Ground Floor

Approx. 62.0 sq. metres (667.4 sq. feet)



Total area: approx. 62.0 sq. metres (667.4 sq. feet)



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