



25 Charnwood Manor Leicester Road, Leicester, LE19 2DW

£223,000

Situated within the highly regarded Charnwood Manor development in the heart of Narborough village, this spacious and beautifully presented top-floor apartment has been exceptionally well maintained by the current owner and offers stylish, well-proportioned accommodation throughout.

The accommodation briefly comprises an entrance hallway, an impressive open-plan living/dining kitchen, two double bedrooms, an en-suite shower room and a separate bathroom.

Outside, the property is surrounded by mature and beautifully maintained communal grounds, with secure allocated parking accessed via electrically operated gates.

Ideally positioned for the excellent range of amenities available within Narborough village, this superb apartment offers an excellent opportunity for buyers seeking a spacious, low-maintenance home in a highly convenient and desirable location.

Entrance Hallway

With two storage cupboards off and doors to all accommodation. Radiator.

Open Plan Living / Dining / Kitchen



With windows the rear aspect, the living area has ample space for living / dining furniture, radiator.

The kitchen is fitted with a range of eye level and base level storage units with worksurfaces over. There is an integral dishwasher, washing machine and fridge / freezer, together with a fitted electric oven and hob.

Bedroom



With two windows to the rear aspect, door to the en suite, radiator.

En Suite



With a window to the side aspect, fitted with a low level w/c, wash basin and shower cubicle. Heated towel rail / radiator.

Bedroom



With a window to the side aspect and a radiator. (Please note, this image has been virtually staged)

Bathroom



Fitted with a low level w/c, wash basin, and a bath with shower over and glass screen. Heated towel rail / radiator.

Outside



Set within mature shared grounds, with secure, allocated parking which is accessible via electronic gates.

Offer Procedure

If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

In order to satisfy money laundering regulations Carlton Estates are required to carry out checks to verify each parties identity.

Mortgages

Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.

Thinking of Selling?

IF YOU ARE THINKING OF SELLING YOUR PROPERTY
LET OUR LOCAL KNOWLEDGE AND EXPERIENCE WORK FOR YOU!

Carlton Estates are an independent and family run estate agency specialising in the local market, having a reputation for quality, service and customer care.

We value your business and understand that selling your home is a major decision.

Our guarantee to you is that through our professionalism and attention to detail in every respect, we will endeavor to ensure the entire process is as straight forward and hassle free as possible.

10 GOOD reasons to choose Carlton Estates:

- * THE local agent
 - * FREE market appraisal
 - * REALISTIC valuations based on local market knowledge
 - * EXTENSIVE advertising for maximum exposure
 - * COMPETITIVE fees
 - * REGULAR client feedback
 - * MORTGAGE advice available
 - * NO sale no fee
 - * ACCOMPANIED viewing's where necessary
 - * INTERNET advertising to include, Rightmove, ONTHEMARKET, FindaProperty and our own www.carltonestates.co.uk
- CALL US NOW ON 0116 284 9636

Notes For Purchasers

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

(2) These particulars do not constitute part or all of an offer or contract.

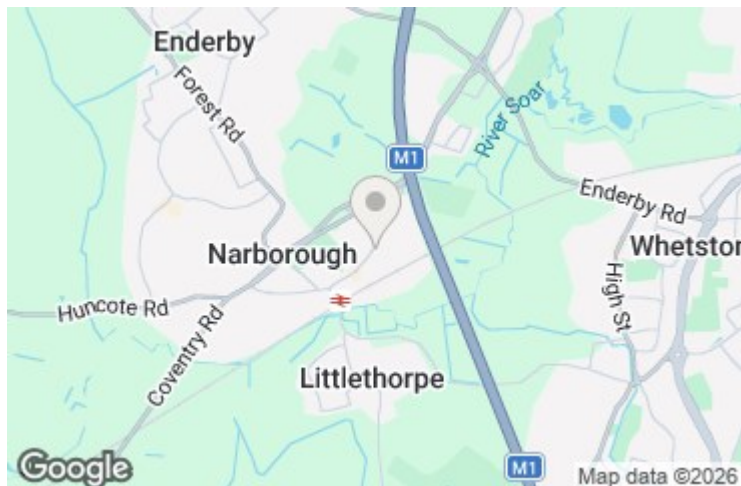
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

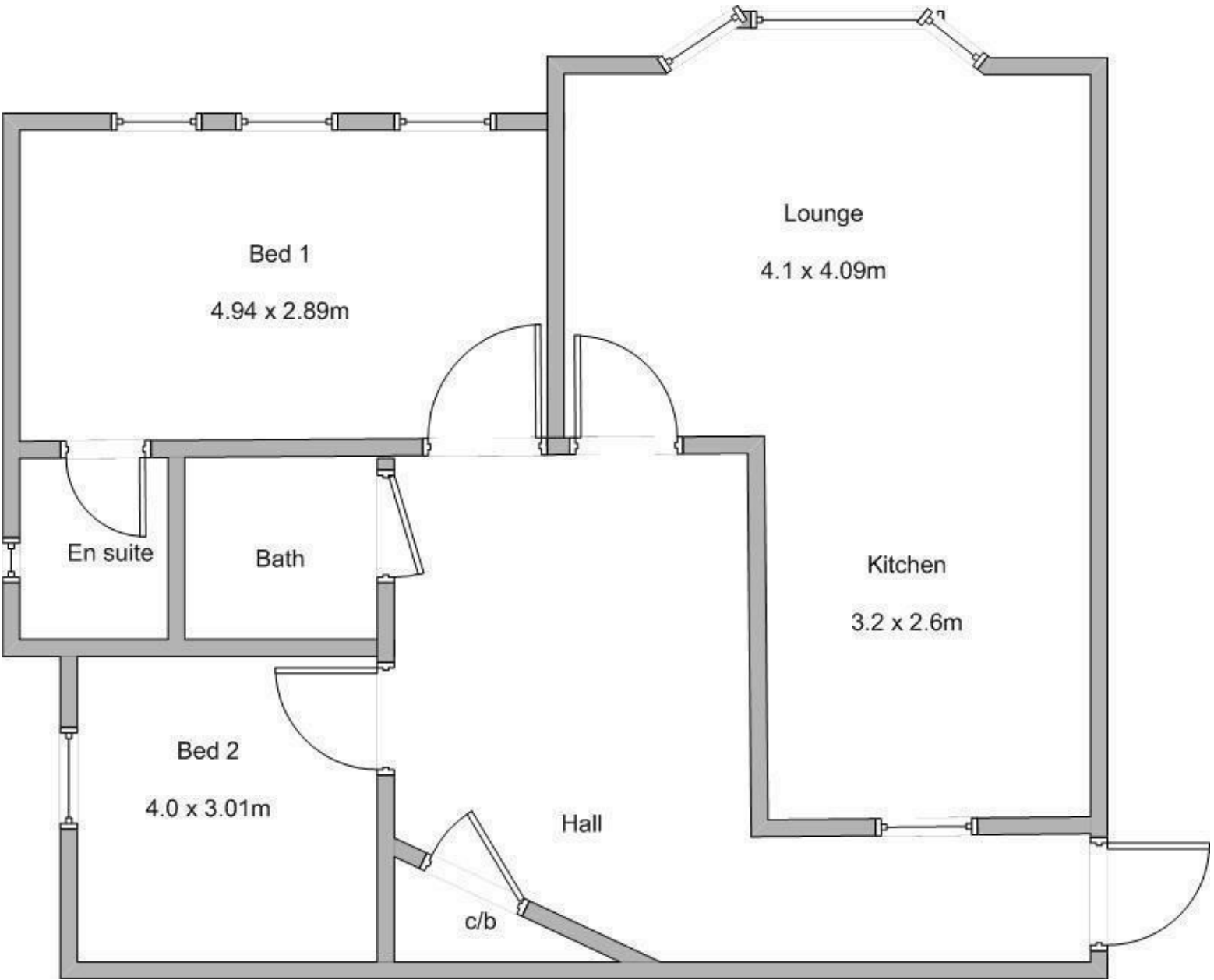
(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

Opening Hours

MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current		Current	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	