1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk
www.nestestateagents.co.uk

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ESTATE AGENTS

Room Sizes

Entrance Hall

Living & Dining Area
15'5 x 14'2

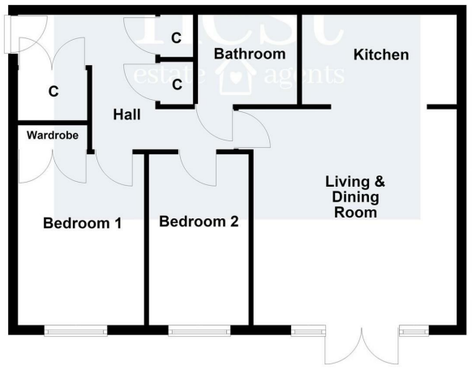
Kitchen
10'7 x 6'2

Bedroom One
12 x 8'8

Bedroom Two
11'8 x 6'10

Bathroom
6'9 x 6'2

Ground Floor





Navigation Drive, Glen Parva, Leicester LE2 9TB

£155,000

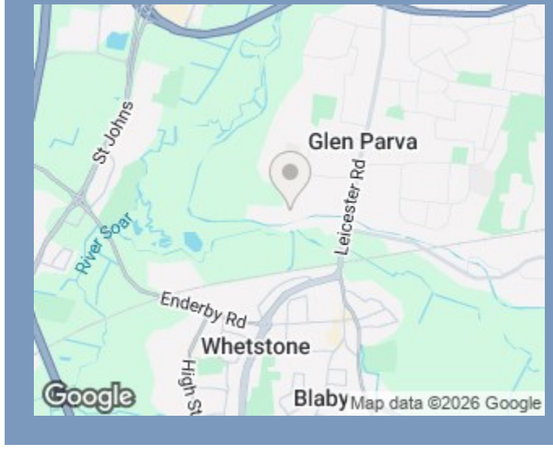
FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk
FREE PROPERTY VALUATION Looking to sell? Need a valuation?
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County - total coverage for your home.
Call us on 0116 2772277 for free advice.
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.
MONEY LAUNDERING Money laundering regulations 2003 - Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

The Story Begins

- Well Presented Two Bedroom First Floor Apartment
- Offered To The Market With No Upper Chain
- Communal Entrance with Secure Entry
- Entrance Hallway With Storage
- Open Plan Living And Dining Area
- Modern Fitted Kitchen
- Two Bedrooms & Family Bathroom
- Allocated Car Parking
- EPC - C Council Tax Band - B
- Leasehold

Location Is Everything

Glen Parva has some truly breath-taking views along the canal and country footpaths popular for many dog walkers and horse riders. It is a 10 minute walk from the popular Everards Meadow and Fosse Shopping Park. Education wise there is the well regarded Glen Hills Primary School with South Wigston High School only a short distance away. Leicester City is on a direct bus route, public transport runs regularly making it an easy to commute to the Centre. Access to both the M69 and M1 links are nearby as well as local day to day shopping in Blaby and also Fosse Park for a further array of supermarkets and retail stores.











Inside Story

Offered For Sale With No Onward Chain

An excellent opportunity to purchase this well-presented two-bedroom apartment. Conveniently positioned on the first floor, the property benefits from secure communal entry, allocated parking and well-proportioned accommodation throughout.
Stairs lead to the first floor where the entrance door opens into a welcoming hallway, providing access to all principal rooms. Storage cupboards provide excellent storage space in the hallway.
The generous living & dining room provides an excellent space for both relaxing and entertaining, featuring French doors opening onto a Juliet balcony which allows plenty of natural light into the room. The living & dining room is open to the modern kitchen, which is fitted with a range of wall and base units, complemented by a selection of appliances, such as built in fridge freezer, oven and grill with gas hob above and plumbing for a washing machine.
There are two well-proportioned bedrooms, with the principal bedroom benefiting from a built-in wardrobe providing useful storage. Completing the accommodation is the family bathroom, fitted with a white suite comprising a bath with shower over, low-flush WC and wash hand basin.
Externally, the property benefits from allocated parking.

The management company is Loveitts Longlease. These payments are paid to the management company:

- Annual Service Charge: £926.65
- Annual Ground Rent: £258.43



