

## 2 Cheney Court, Husbands Bosworth, LE17 6LX



**Offers Over £140,000**

Cheney Court is a pleasant modern apartment development, which offers its residents a lovely communal garden, resident's car-park & to this particular flat, the added benefits of a private carport. It is situated in the increasingly popular village of Husbands Bosworth, ideally situated between the towns of Market Harborough & Lutterworth & providing easy access to the A14/M6 road networks. Beautifully presented accommodation comprises entrance hallway, open-plan living/dining/kitchen, two good sized bedrooms & bathroom. EPC Rating C.

*Service without compromise*

## Communal Entrance Hall And Landing

Accessed via the ground floor via the main entrance door with entry telecom system linked to the apartment with private front entrance door leading into the apartment's private entrance hallway.

## Entrance Hallway



Main entrance door. Double width cloaks cupboard. Loft access hatch. Smoke alarm. Airing cupboard housing hot water tank (refitted in 2023 with the remainder of a 10 year guarantee) and shelving.

## Open Plan Living Dining Kitchen



## Living Area 12'9" x 8'11" (3.89 x 2.72)



12' 9" x 8' 11" (3.89m x 2.72m) UPVC double glazed window. Entry telecom system. Opening through to Dining Kitchen area.

## Dining Kitchen Area 11'11" x 7'7" (3.63 x 2.31)



11' 11" x 7' 7" (3.63m x 2.31m) UPVC double glazed windows to two aspects. Fitted range of wall and floor mounted units with roll edge worktops. Electric oven. Ceramic hob with extractor hood over. Integrated dishwasher. Space and plumbing for washing machine. Integrated fridge freezer. Stainless steel sink. Smoke alarm.



**Bedroom One 11'6" x 10'3" (3.51 x 3.12)**



11' 6" x 10' 3" (3.51m x 3.12m) UPVC double glazed window. Electric heater.



**Bedroom Two 11'6" x 7'6" (3.51 x 2.29)**



11' 6" x 7' 6" (3.51m x 2.29m) UPVC double glazed window. Electric heater.



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## Bathroom 7'3" x 5'6" (2.21 x 1.68)



7' 3" x 5' 6" (2.21m x 1.68m) White three piece suite comprising WC, wash hand basin and panelled bath with shower mixer tap. Tiled splash backs. Extractor fan. Heated towel rail.

## Communal Garden



Located towards the rear of the building is a pleasant lawned garden for private use of the residents of Cheney Court.

## Ground Rent & Service Charges

Ground rent is believed to be approximately £130.67 per annum and the service charge is believed to be £1290.11 per annum. Please note that these figures have been provided by the vendor in good faith and must be verified by the buyer's solicitor before entering into any legally binding purchase.

## Lease

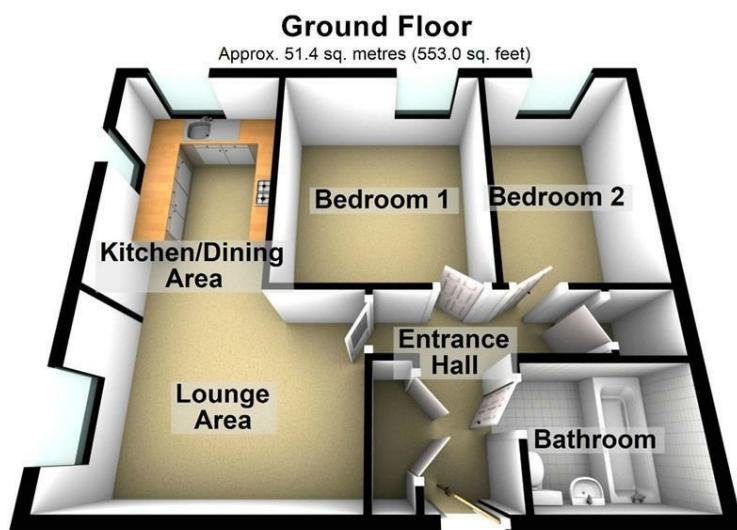
Lease length is believed to be 125 years from the 1st of January 2007 but must be confirmed by the buyer's solicitor upon purchase.



## Car Port

Located under the main building is a car port with private allocated parking for one car. There is also an outside storage cupboard allocated to the flat.

## Floor Plan

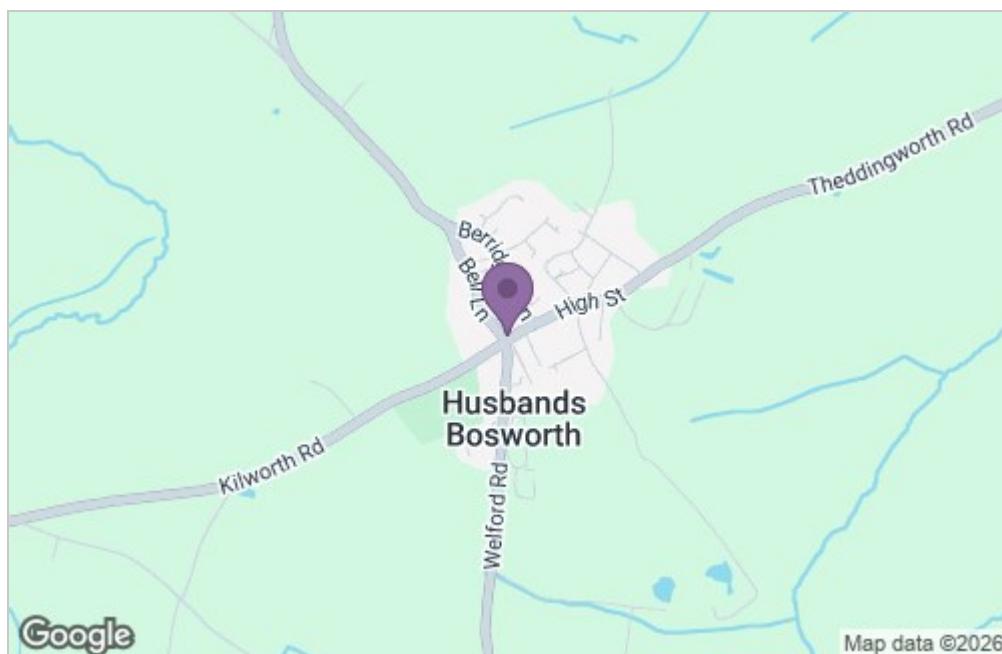


Total area: approx. 51.4 sq. metres (553.0 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

