



23 Havelock Gardens

Thurmaston, Leicester LE48DX

MOORE  
& YORK



### Property at a glance:

- Ground Floor Apartment
- Popular Secure Gated Complex
- Two Double Bedrooms
- Open Plan Kitchen/Living Area
- Communal Gardens with Allocated Parking
- Overlooking Thurmaston Green
- Easy Access All Local Facilities
- Ideal First Time Buy

Asking Price £165,000 Leasehold



Spacious two double bedroom ground floor apartment situated in this popular secure gated small complex of apartments offering easy access to all local facilities and within a short drive of the popular Thurmaston retail park, Syston Town Centre and the Western Bypass offering excellent transport links. The well planned centrally heated and double glazed accommodation briefly comprises secure communal entrance, entrance hall, open plan living area incorporating a fully fitted kitchen area with integrated appliance's, two double bedrooms and bathroom and stands in communal gardens with allocated parking and overlooks Thurmaston Green. The property would ideally suit the first time buyer and we recommend a early viewing.

#### DETAILED ACCOMMODATION

Secure communal entrance leading to

#### ENTRANCE HALL

Accessed via hardwood door, utility cupboard with plumbing for washing machine and housing central heating boiler, radiator, intercom phone.

#### OPEN PLAN LIVING ROOM

#### LOUNGE/DINING AREA

22' 10" x 10' 11" (6.96m x 3.33m) Dual aspect UPVC sealed double glazed windows, radiator, TV point, open plan aspect leading to;

#### KITCHEN AREA

14' 4" x 7' 9" (4.37m x 2.36m) Comprising and a half bowl sink unit with cupboard under, matching range of base units with work surfaces over with matching up turn, drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven and four piece gas hob with extractor fan over set in stainless steel hood with matching splash back

#### BEDROOM 1

11' 4" x 10' 1" (3.45m x 3.07m) Dual aspect UPVC sealed double glazed windows, radiator, fitted wardrobes.





## **BEDROOM 2**

9' 2" x 9' 1" (2.79m x 2.77m) Radiator, UPVC sealed double glazed window,

## **BATHROOM**

7' 7" x 6' 4" (2.31m x 1.93m) Three piece suite comprising paneled bath with natural rainwater shower over, pedestal wash hand basin and low level WC, large tiled splash backs, tiled flooring, radiator, UPVC sealed double glazed window.

## **OUTSIDE**

Nicely presented communal gardens and allocated parking accessed by secure gates overlooking Thurmaston Green.

## **SERVICES**

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property, windows are double glazed, and an alarm system is fitted.

## **VIEWING**

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

## **MAKING AN OFFER**

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

## **FLOOR PLANS**

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

## **EPC RATING**

C

## **COUNCIL TAX BAND**

Charnwood B

## **TENURE**

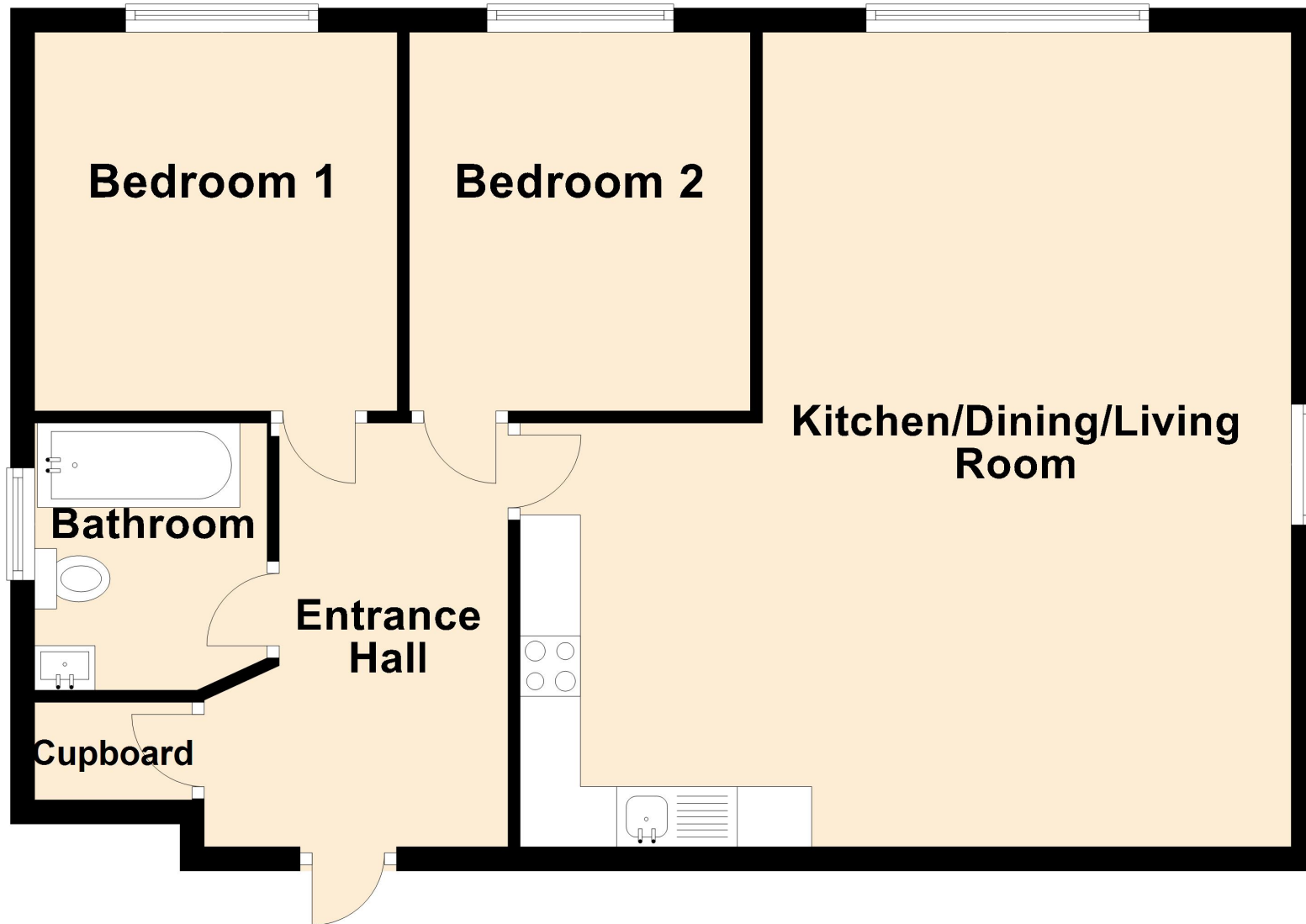
Leasehold There are around 109 years remaining on the lease. We have been advised the current owner pays a service charge of approximately £127.66 per month. There is also a ground rent of £100.00 per annum. However it's important to note your conveyancer will check these details.

## **IMPORTANT INFORMATION**

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# Ground Floor



IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property "€" if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

