

FOR SALE

£72,000 Leasehold




17 The Old Nurseries, Ravenstone, Coalville, Leicestershire. LE67 2LA

- One Bedroom Apartment
- Ground Floor
- Sought After Location
- Off Road Parking
- Cul-de-sac Location
- Annual Service Charge/Ground Rent £250 per annum
- NO CHAIN
- EPC Rating D
- Council Tax Band A



Reddington Sales & Lettings

20-22, Main Street, Thringstone, Coalville, LE67 8NA

01530 223402 

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PROPERTY DESCRIPTION

Tucked away in a quiet cul-de-sac in the desirable village of Ravenstone, this well-presented ground floor apartment offers a superb opportunity for first-time buyers or savvy investors. The property features a spacious double bedroom, a bright lounge, a separate kitchen, and a modern bathroom, providing comfortable and practical living. Enjoy the convenience of off-road parking, a communal garden and drying area, and the added benefit of no upward chain – making for a smooth and speedy purchase. Located in a peaceful residential setting yet close to local amenities and transport links, this apartment won't be on the market for long. Don't miss out – arrange your viewing today!

EPC Rating D Council Tax Band A



ROOM DESCRIPTIONS

Lounge

A spacious and welcoming lounge accessed via a small porch area, offering a comfortable living space with soft carpeting underfoot. A large UPVC window allows plenty of natural light to fill the room, while pendant lighting provides a warm and inviting atmosphere. The room also benefits from a handy storage cupboard, making it both practical and stylish.

Kitchen

A well-presented kitchen fitted with a range of matching eye-level and base units, offering ample storage and workspace. Features include a sink with mixer tap and draining area, electric oven, and an electric hob with extractor fan above. There is plumbing in place for a washing machine or washer dryer. A UPVC window provides natural light, and the room is finished with stylish light grey wood-effect flooring.

Bedroom One

A good-sized double bedroom accessed from the hall area, featuring soft carpet flooring and pendant lighting. A large UPVC window provides natural light, and a single panel radiator ensures the room stays warm and comfortable.

Bathroom

A well-appointed bathroom fitted with an electric shower over the bath, a low flush WC, and a pedestal hand wash basin. The room is finished with stylish wood-effect vinyl flooring and features a modern chrome towel rail, combining practicality with a contemporary look.

Agents Notes

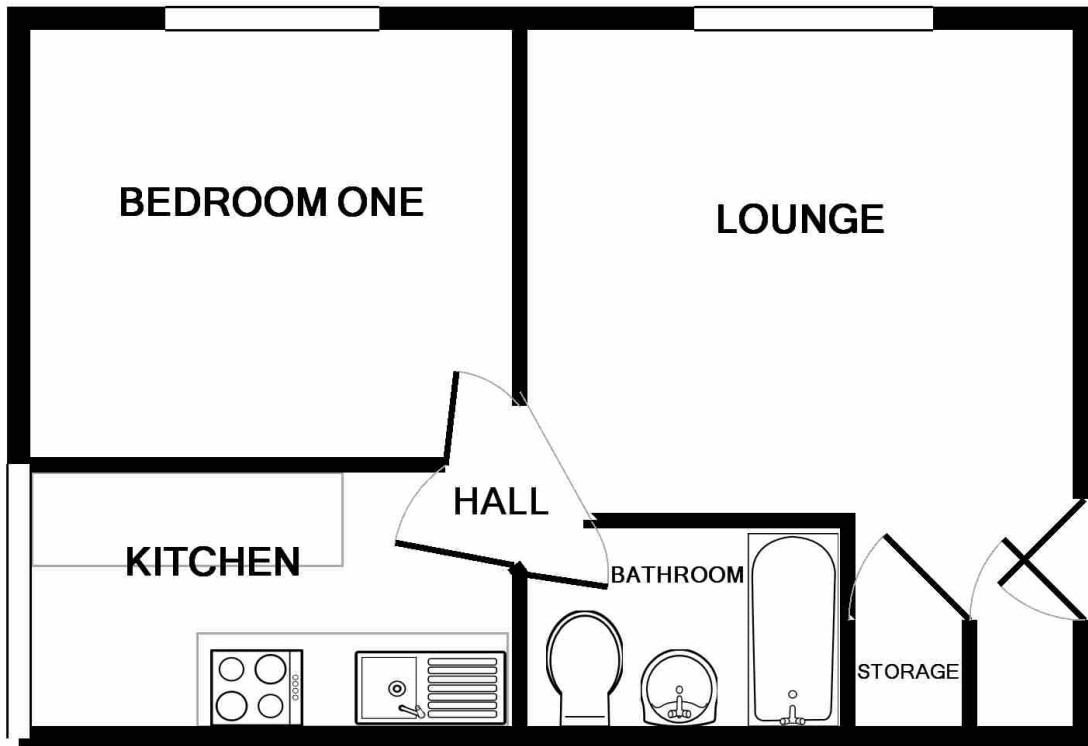
This property is believed to be of standard construction. The property is connected to mains electricity, water and sewerage. Broadband speeds are standard 5mbps and superfast 223mbps. Mobile signal strengths are medium for O2, EE and Vodafone. Ground rent/service charge is subject to change.

Legal Information

These property details are produced in good faith with the approval of the vendor and given as a guide only. Please note we have not tested any of the appliances or systems so therefore we cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale such as curtains, carpets, light fittings and sheds. These sales details, the descriptions and the measurements herein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in a good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide-angle lens. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves, Reddington Homes Ltd, will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan is included as guide layout only. Dimensions are approximate and not to scale.



FLOORPLAN & EPC



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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