SALES
LETTINGS
MORTGAGES
MANAGEMENT

Barkers Est.1985









Asking Price £220,000

Leicester Road, Narborough, Leicester, LE19 2DW

- Sought After Apartment
- En-Suite Shower Room
- Lounge / Open Plan Kitchen
- Second Floor (Top) Lift
- Leasehold 975 Years Remaining
- Two Double Bedrooms
- Bathroom
- Conservation Area
- Balcony / Parking Space
- EPC Rating C Council Tax Band B



TWO DOUBLE BEDROOM situated within the highly regarded Charnwood Manor development in the heart of NARBOROUGH VILLAGE, is this spacious and well presented TOP FLOOR apartment.

The accommodation briefly comprises an entrance hallway, open-plan living/dining kitchen, two double bedrooms, an EN-SUITE SHOWER ROOM, and a separate bathroom. The apartment is accessible via stairs and lift access.

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

Ideally positioned for the excellent range of amenities available within Narborough village and offered for sale with NO UPPER CHAIN.

COMMUNAL ENTRANCE
Accessed vis secure door with entry phone, access to staircase rising to both floors and lift to all floors.



ENTRANCE HALLWAY
Coving, built in coats cupboard, access to loft, entry phone, radiator, built in cupboard housing 'Worcester' boiler and storage space, frosted glass tile blocks looing into kitchen.



LOUNGE / OPEN PLAN KITCHEN
22'5" max x 13'5" max reducing 10'6" (6.85 max x 4.11 max reducing 3.22)
Fitted units with worktops and tiled splash back, sink with drainer, integrated fridge freezer, plumbing for washing machine and dishwasher, glass block tiles looking into hallway, two radiators, coving, pair of double glazed doors to front aspect opening onto balcony.



KITCHEN AREA



LOUNGE AREA



BEDROOM ONE
14'1" x 9'6" (4.30 x 2.90)
Fitted wardrobes, radiator, two double glazed windows to front aspect.



EN-SUITE SHOWER ROOM
5'10" x 5'8" (1.78 x 1.73)
Shower cubicle with mains shower, low level W/C, pedestal wash hand basin, heated towel rail, extractor, part tiled walls and tiled floor, frosted double glazed window to side aspect.



BEDROOM TWO
13'2" x 9'9" (4.03 x 2.99)
Radiator, double glazed window to side aspect.





BATHROOM
6'10" x 5'10" (2.09 x 1.78)
Low level W/C, pedestal wash hand basin, bath, extractor, part tiled walls tiled floor, heated towel rail.

BALCONY
Facing the front of the building and accessed via the lounge.

PARKING SPACE
Accessed by Electronic Gates.
Numbered Parking Space to the rear of the block

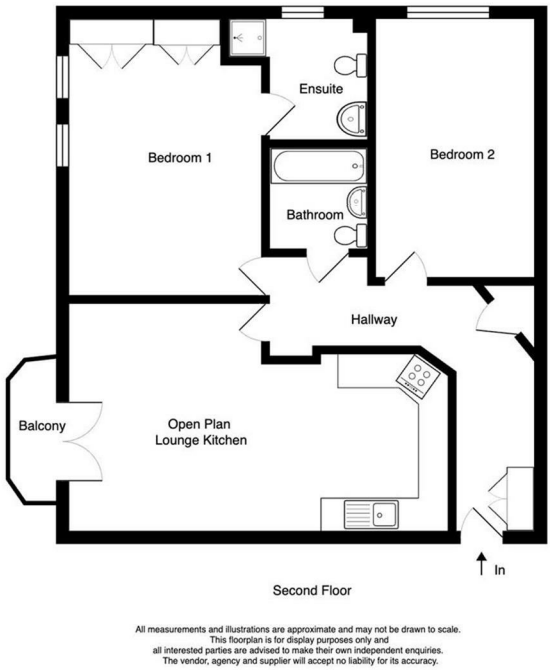




LEASE
999 Years from 12 December 2003 975 Remaining
Managing Agents Lambert Smith Hampton
Service Charge £174 Per Month.

FREE VALUATION
Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394





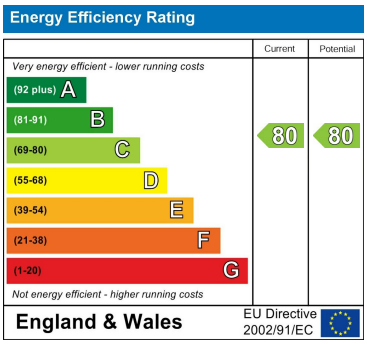
All measurements and illustrations are approximate and may not be drawn to scale.
This floorplan is for display purposes only and
all interested parties are advised to make their own independent enquiries.
The vendor, agency and supplier will accept no liability for its accuracy.

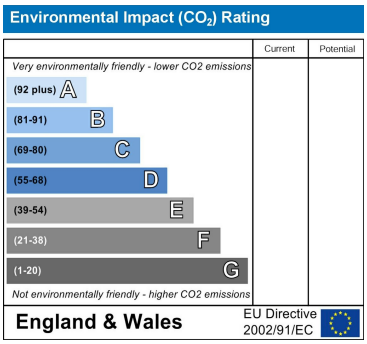
GENERAL REMARKS

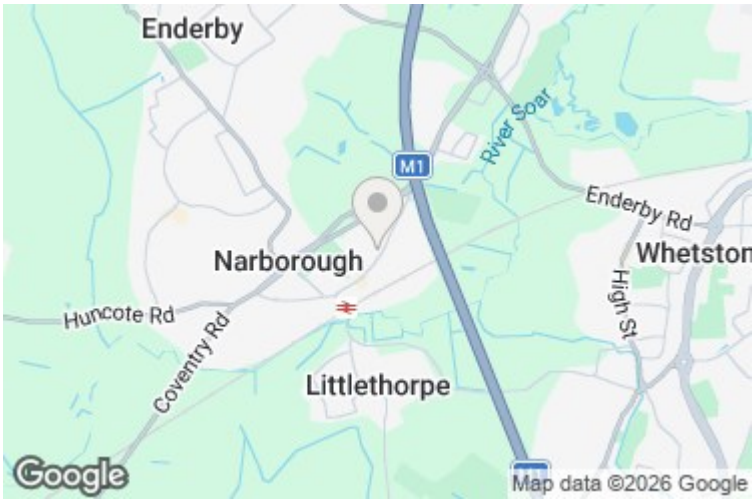
We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention.
Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.
MORTGAGES
Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.
VIEWING TIMES
Viewing strictly by appointment through Barkers Estate Agents.
Hours of Business:
Monday to Friday 9am -5pm
Saturday 9am - 4pm

AML DISCLAIMER

In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.
These checks are carried out on our behalf of Moverly, our approved AML provider.
A £50 fee (incl. vat) covers required data and any manual checks.
This must be paid before we can issue a memorandum of sale.
The fee is non-refundable and paid directly to Moverly. We receive a portion of this fee for facilitating the checks







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THINKING OF SELLING?



WE OFFER THE FOLLOWING:

- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

