

Stanleigh Gardens

Donisthorpe, Swadlincote, DE12 7QW

John 
German



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£95,000

A ground floor apartment set within a distinctive period building tucked away in the heart of the village - a perfect first time buy or buy to let. It offers open plan living space, lovely high ceilings, tall picture windows, communal grounds, extensive parking and offered with no upward chain.

The village enjoys an excellent primary school, parish church and two local pubs. For families the lifestyle is amazing with many country walks, cycle paths, Conkers, Hicks Lodge and Moira Furnace all within walking distance. For the commuter the M42 is close and access to Tamworth and Birmingham is less than an hour away.

Accommodation - The apartment is entered through a communal entrance hall with security intercom and entrance system. A personal entrance door into the apartment opens to its reception hallway with all doors leading off.

There is a large open plan living space with high ceilings, feature walk-in bay window and central double French doors leading to outside. An archway leads into the fitted kitchen equipped with base and wall mounted units, roll top worksurfaces incorporating an integral electric hob with oven beneath. There are two under counter appliance spaces for washing machine etc.

The bedroom has the benefit of a double built in wardrobe and a feature tall picture window. The bathroom is finished in white and comprises bath, WC, pedestal wash hand basin and half height tiling to the walls.

Outside - A shared private access drive leads you to an extensive communal car park and the grounds.

Note: There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

Coalfield or mining area: Mining area. <https://www.gov.uk/check-if-property-is-affected-by-coal-mining>

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Length of lease is 99 years from 1st June 2002. **Ground rent:** £200 per annum. **Service charge:** £84.68 per month.

Property construction: Brick **Parking:** Communal parking **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

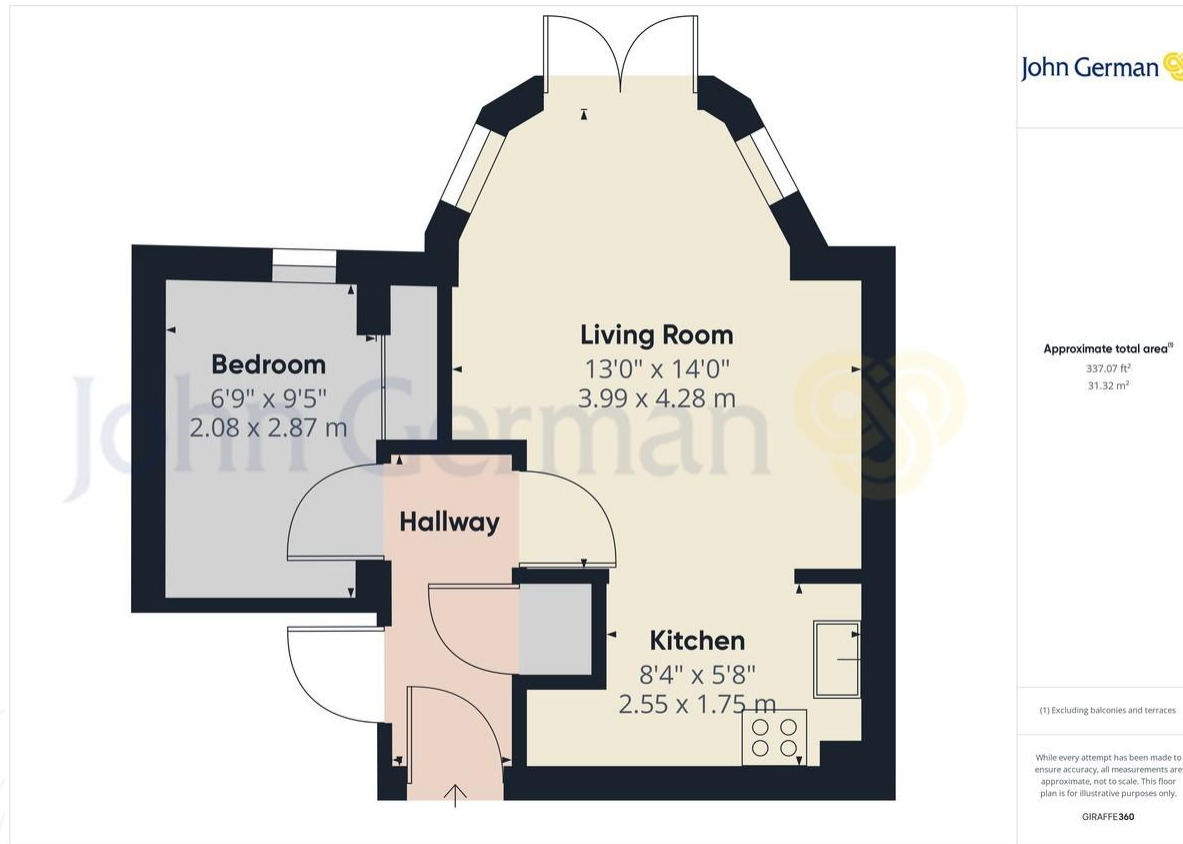
Local Authority/Tax Band: North West Leicestershire District Council / Tax Band A

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/11032024







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Agents' Notes

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