

# Walnut Gardens

East Leake, LE12 6HW

John German



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£140,000

**A stylish second floor apartment, attractively located with good access to the excellent village amenities set with pleasant communal grounds and offered with allocated on site parking.**

There is a communal ground floor entrance door with intercom facility giving access to the stairwell which leads you up to the second floor landing. Step inside the entrance door opening into a hall space having two very useful built in storage cupboards.

The very bright kitchen living room has two sets of French doors with Juliet balconies offering lovely dual aspect views and plenty of light. The kitchen area is fitted with a range of base and wall units, a stainless steel 1.5 bowl sink with mixer tap, electric oven, induction hob with stainless steel splash back and extractor hood over, further appliance spaces providing plumbing for an automatic washing machine and dishwasher.

Also off the hall are two good bedrooms, the master bedroom comes with a range of fitted wardrobes and both are served by a modern bathroom equipped with a bath in tiled surround having a shower fitment over with glazed enclosure, pedestal wash hand basin and low level WC.

The property is set within maintained communal grounds and has allocated parking under the archway, number 50 in the courtyard.

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

Lease commenced in 1<sup>st</sup> May 2007 for a number of 125 years.

Ground rent £150 per annum paid half yearly in January & July.

Service charge is approx. £2000 per annum paid half yearly in January & July.

Freeholders: First Port.

**Property construction:**                      **Parking:** Allocated                      **Electricity supply:** Mains

**Water supply:** Mains                      **Sewerage:** Mains                      **Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** ADSL copper wire.

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

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

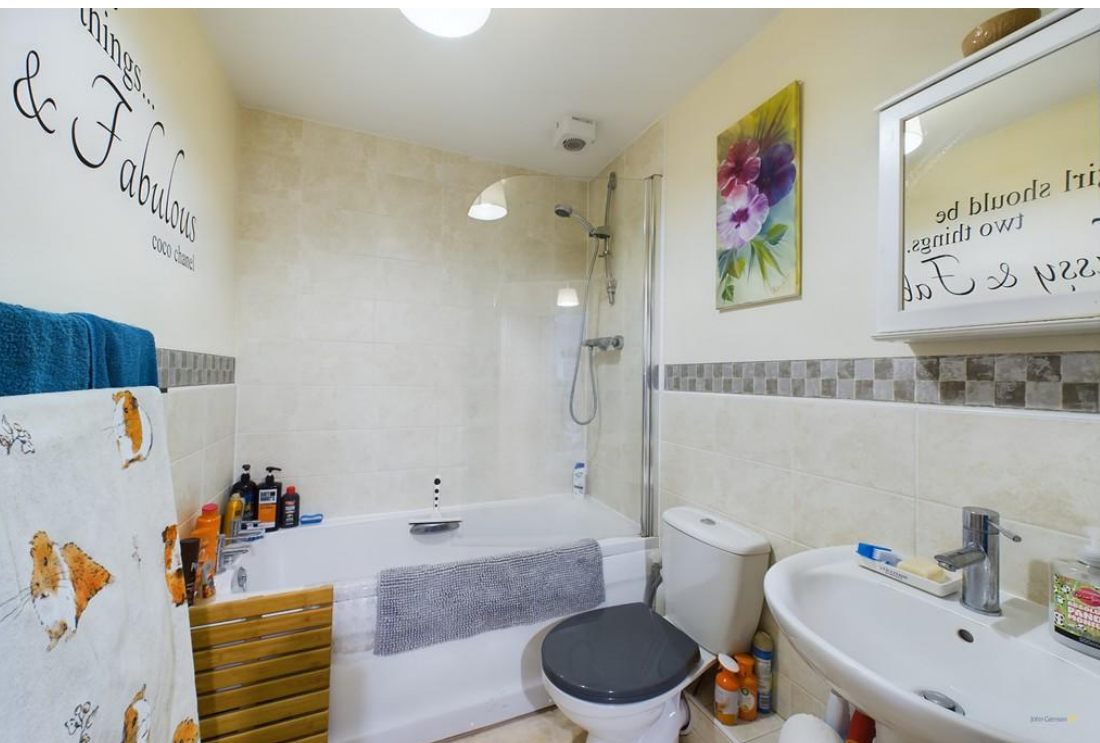
**Local Authority/Tax Band:** Rushcliffe Borough Council / Tax Band B

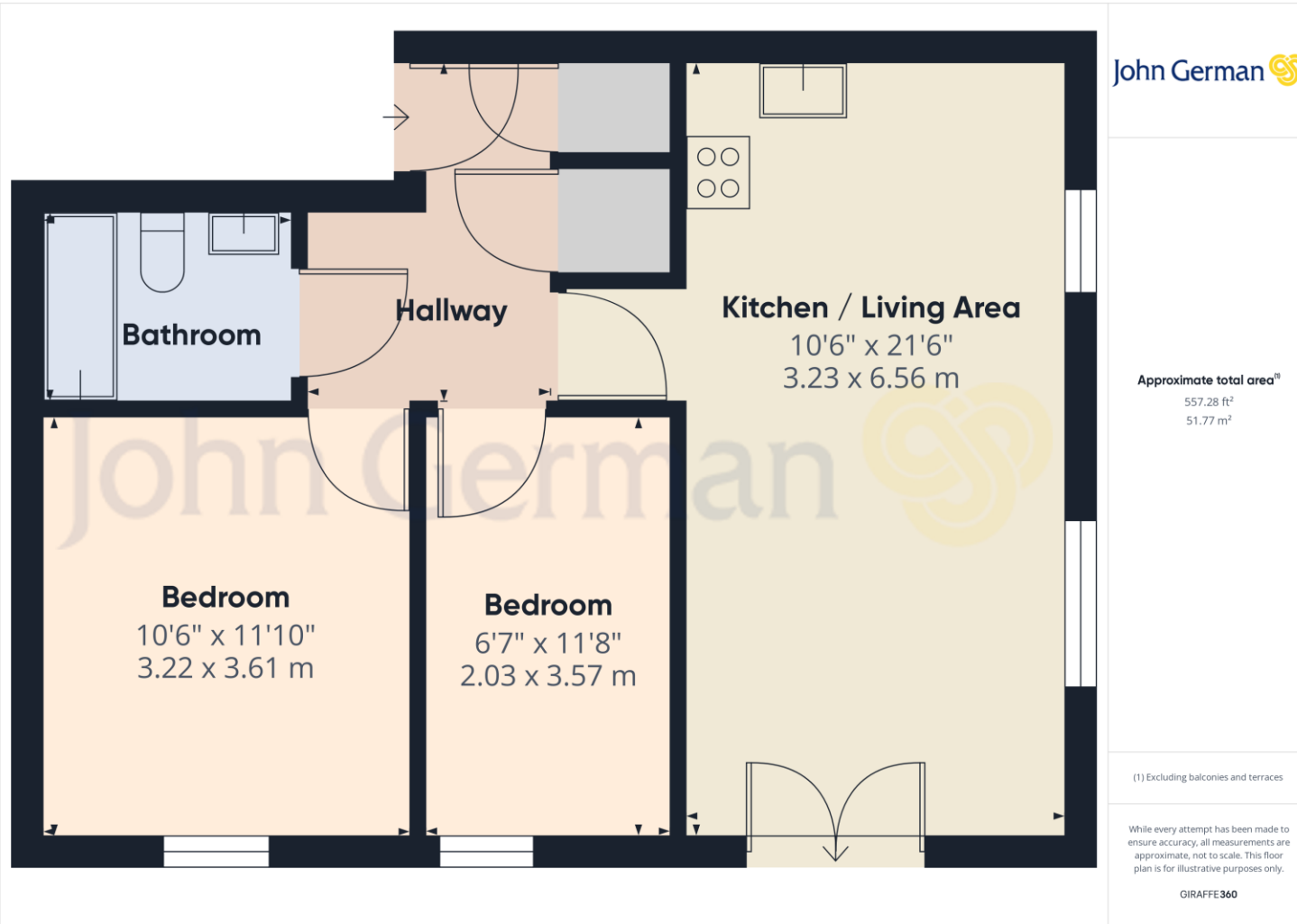
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/06062024

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