



Putting great property on the map

**4 Malborough House
151 Hinckley Road
Leicester Forest East
Leicester**

£189,950



A really spacious, two bedroom ground floor apartment located to the front of this ever so popular select development. The apartment is considered ideal for those wishing to downsize from a house and this apartment offers a fantastic alternative to a bungalow. Offered for sale with the benefit of gas central heating together with an intruder alarm, CCTV coverage, multiple telephone, phone and satellite points and a video entry system. The kitchen is of an excellent standard with solid oak fronted cabinets with integrated appliances and there are two stylish quality bathroom/shower rooms. Communal entrance hall, private hall, spacious lounge with bay window and opening to the breakfast kitchen, two bedrooms, master with en-suite, separate shower room. There are visitor parking spaces, electric gates to the parking area to the rear where this apartment has the benefit of a space within the carport and a separate allocated parking space. No chain.

Directional notes

The property is best approached by leaving Leicester City Centre along the A47 Hinckley Road continuing through Western Park and into Leicester Forest East. The property can be found on the right hand side along Hinckley Road, just after the Kirby turn, set back from the road behind a brick wall with wrought ironwork.

Accommodation

The dimensions are approximate and the accommodation in more detail comprises:-

Communal Entrance Hall

The property is accessed via a communal entrance hall with security door to the front and video entry system.

Private Hallway

With an airing cupboard, useful storage cupboard, UPVC double glazed window, radiator and video entry system.

Lounge 17'4" into bay x 9'6" (5.28m into bay x 2.90m)

A spacious lounge with UPVC double glazed bay window to the front, electric fire with marble inlay and heath, radiator, opening through to the breakfast kitchen.

Breakfast Kitchen 15'1" x 7'10" (4.60m x 2.39m)

A good quality kitchen with a good range of both base and wall mounted units with solid oak fronts, granite work surfaces, one and a half sink and drainer, electric double oven with gas hob and extractor over, integrated dishwasher, plumbing for washing machine, integrated fridge freezer, tiled splash backs, half tiled flooring,

Bedroom One 13'7" x 10'7" (4.14m x 3.23m)

A really good sized bedroom with UPVC double glazed window to the front, two built-in wardrobes, radiator.

En-suite

With panelled bath, separate shower cubicle, low level wc, wash hand basin, tiling to walls, heated towel rail, extractor fan.

Bedroom Two 13'11" max 11' min x 7'10" max (4.24m max 3.35m min x 2.39m max)

Another good sized bedroom with UPVC double glazed window to the front and side, radiator.

Shower Room

With a shower cubicle, low level WC, pedestal wash hand basin, tiling to walls, extractor fan, heated towel rail.

Outside

There are visitor parking spaces to the front of the building with secure electric gates to the left hand

side of the building providing access to a parking area to the rear. This apartment has the benefit of one parking space within a covered carport and a separate allocated parking space. There are bin and cycle stores and a communal seating area.

Charity Link

Readings have teamed up with Charity Link, a Leicester based charity which has been supporting local people in poverty, hardship or crisis for nearly 140 years. By choosing Readings to act on your behalf when selling your home, you can also help provide beds, fridges, cookers and other vital items for local people who really need our support.

How it works:

For every property we sell Readings donate £10 to Charity Link. You can choose to match this donation on completion of the sale of your house (simply tick the appropriate donation box on your contract). With the unique way Charity Link work by accessing grants from charitable trusts available to help those in need, they can turn each donation of £10 in to £50 - all of which goes directly to those who most need it.

With your support we can really make a difference.

Tenure

The property is being sold leasehold with Vacant Possession upon completion. The property is believed

to be self managed on a 999 year lease with outgoing agreed by the owners of approximately £900 per annum. We believe the ground rent is £100 per annum. These details are to be checked and verified by your solicitors prior to exchange of contracts. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points. **LOCAL AUTHORITY** - Blaby District Council, Desford Road, Narborough, Leicester (Tel: 0116 2750555)

Agent's Notes

CONSUMER PROTECTION LEGISLATION - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our Sales Details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

Money Laundering

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.

Surveys

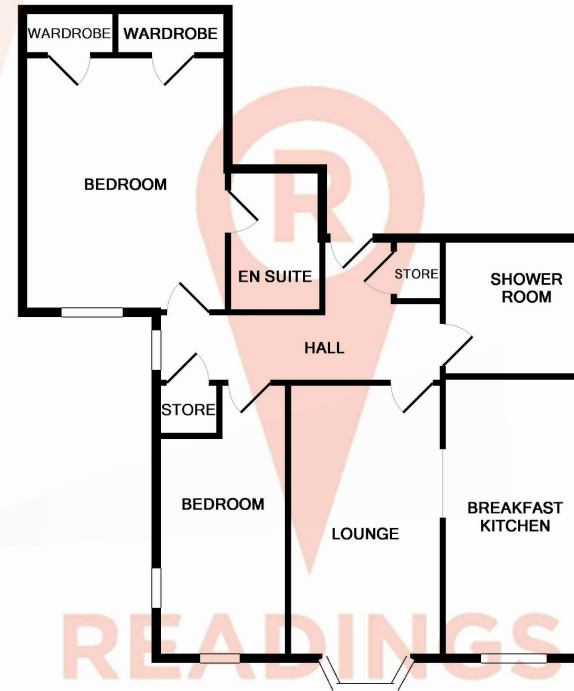
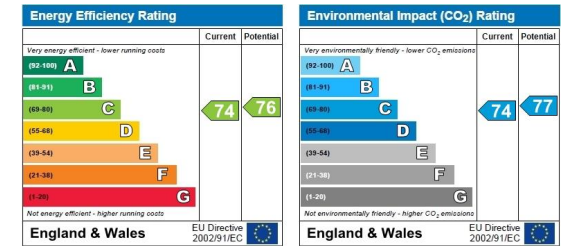
Readings undertake various types of valuation work. These include RICS Homebuyer Report, Valuations for probate, inheritance and capital gains tax purposes and matrimonial disputes. We also offer a full range of professional and arbitration services and regularly act on various expert witness cases. Please contact our Survey Department on 0116 2227575 or email us at surveys@readingspropertygroup.com for further

information.

Offer Process

If you are interested in this, or any of our other properties, it is important that you contact us at your earliest opportunity prior to speaking to a Bank \Building Society or Solicitor. If we are not aware of your interest, this could possibly result in the property being sold elsewhere. 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. We therefore ask any potential purchaser to make an appointment with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. We offer Independent Financial advice and are able to source mortgages from any lender. Please ask for information on our exclusive

Buyer Protection service. If you are making a cash offer, we will require confirmation of the source and availability of your funds. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. A life assurance policy may be required. Licensed Credit Brokers. Written details of credit terms are available upon request.



READINGS
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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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