

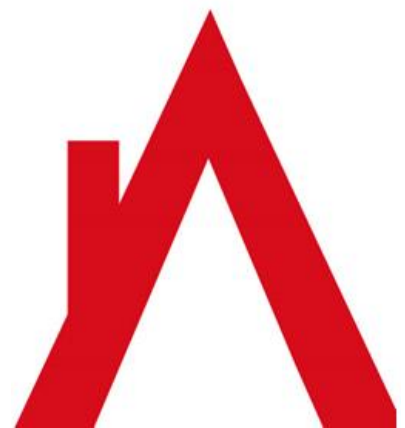


Apt 7, The Grove 74 Barkby Lane Offers in Excess of £135,000

Barkby LE7 2BB

- Immaculately Presented
- Village Location
- Allocated Parking
- EPC Rating C
- Spacious Duplex Apartment
- Communal garden
- Viewing Essential

Do you have a property to sell?
Valuations are always a pleasure.
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Barkby LE7 2BB

**Offers in Excess of
£135,000**



Brief Description

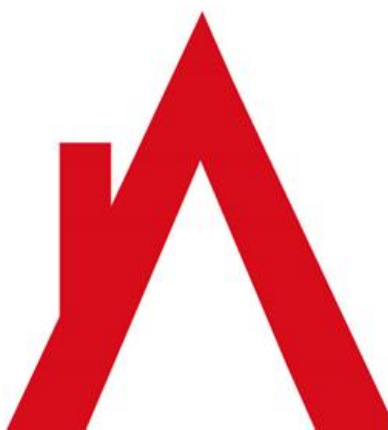
Set in the sought after village of Barkby, this spacious duplex apartment is finished to the highest standard and combines the properties original features with modern twist. The property is accessed via a private, tree lined drive and is surrounded by open countryside. The accommodation briefly consists of, lounge-diner, fully fitted breakfast Kitchen with integrated appliances, a spacious bedroom with a separate dressing area and bathroom. The property also benefits from, electric heating, upvc double glazing, communal gardens and allocated parking. Viewing is strictly by appointment only.



The Area

Barkby is an unspoiled, sought after village to the north of Leicester, local amenities including a popular primary school, public house and a cricket ground. The Grove is situated on the outskirts of the village and is only a few minutes by car from Syston and the Thurmaston Retail Centre where a larger range of local amenities can be found. Barkby offers convenient access to Leicester city, Melton Mowbray, Loughborough and the M1 / M69 motorway network.

**Need help arranging your finances?
Aston & Co Financial Services offer free, no obligation advice.
Call 0116 260 7788 to arrange your meeting**



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The Accommodation

Draft Details Awaiting Vendor Approval

The Property The property is entered via communal entrance, which in turn leads to the property.

Lounge-Diner 15' 7" x 16' 11" (4.75m x 5.15m)(maximum measurements) With feature bay window, oak flooring, coved ceil with ceiling rose and chandelier, wall mounted lighting and provides access to the following.

Breakfast Kitchen 11' 0" x 9' 7" (3.35m x 2.92m)Fitted with a range of floor and wall mounted units with roll top worksurfaces and tiled splashbacks. The kitchen also benefits from a fitted oven, hob and extractor, Integrated dishwasher and fridge freezer, inset sink and drainer, tiled flooring and cupboard with plumbing for a washing machine.

Bedroom 15' 6" x 13' 8" (4.72m x 4.16m)With upvc double glazed window to the front aspect, recessed spotlighting, fitted wardrobe and provides access to the following.

Dressing Room 5' 7" x 7' 7" (1.70m x 2.31m)(maximum measurements) With upvc double glazed window and wall mounted lighting.

Bathroom 6' 5" x 7' 3" (1.95m x 2.21m)Fitted with a three piece suite comprising low level wc, pedestal basin and bath. The bathroom also benefits from being fully tiled with recessed spotlighting and a heated towel rail.

Outside The property benefits from two communal gardens including a barbecue area. There is also allocated parking with additional visitors parking.

Note To Buyers The Property is leasehold and benefits from a 999 year lease starting from January 2004.

The property is subject to a ground rent and service charge of approximately £180.00 per month.

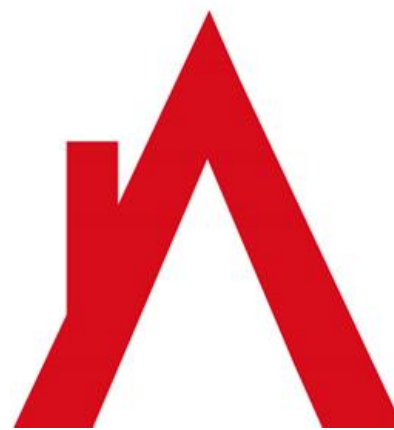


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Registered office: 7 Kevern Close, Wigston, Leicester LE18 2GR

VAT Registration No. 995 9177 42



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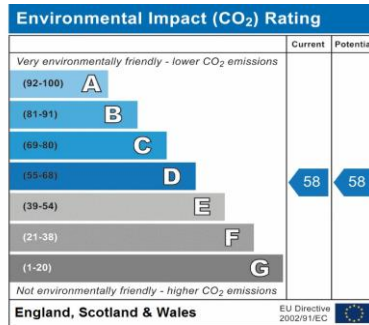
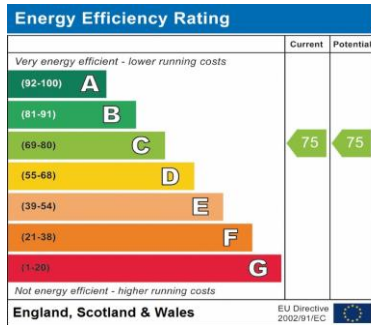
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Useful Information

Energy Performance Certificate: A copy of the complete report, including recommendations, can be provided upon request. Interested parties should contact the agent.



Tenure: Leasehold

Council Tax Band: B

Local Authority: Charnwood Borough Council

Viewing arrangements: Strictly by appointment with Aston & Co – Please call 0116 260 7788

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents, buyers are advised to obtain verification from their Solicitor.

You are advised to check the availability of this property before travelling any distance to view. Whilst we have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.



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