

# JAMES SELICKS

Wel I s Cl ose

HUSBANDS BOSWORTH, LUTTERWORTH





This ground floor one bedroom apartment, tucked away in a private community, close to the centre of the village, is ideal for first time buyers and investors alike. Offered for sale with no upward chain, with scope to add value through light refurbishment and with excellent links for major road networks, rail stations in Market Harborough and Rugby, it's an absolute gem not to be missed.

Ground floor apartment • Secure communal entrance hall and intercom • Sitting room • One bedroom • Fitted kitchen • Bathroom • Communal garden terrace to rear • Scope to modernise through light refurbishment • No upward chain • Sought after village with excellent commuter links •

#### Accommodation

Step through the canopied front entrance into the communal hall. You will find the apartment's front door tucked in the left corner, which leads into the apartment's hall. In the corner, is the built in airing cupboard, housing the hot water cylinder and provides storage space. To your left is the sitting room with electric storage heater and bow window overlooking to the parking forecourt to the front.

The kitchen is situated to the rear and features a range of fitted wall and base units with work surfaces over. There is space for a cooker, plumbing and space and for washing machine and space for a fridge/freezer. The bedroom enjoys a leafy view of the communal garden terrace to the rear and features an electric storage heater. The bathroom suite comprises bath with shower over, WC and pedestal wash hand basin.

#### Outside

A paved path with box hedge borders leads to the canopied communal entrance door. To the rear there is a paved low-maintenance communal terrace/garden with rotary dryers with mature shrubbery borders.

#### Location

Husbands Bosworth is a thriving, attractive village with many interesting period properties. The village offers a general store, primary school, post office, parish Church and public house. The area is popular with buyers wanting convenient access to Market Harborough, Leicester and Lutterworth, and provides excellent communications via rail from Market Harborough and Rugby and Junction 20 of the M1 at Lutterworth. Leicester City Centre is some 12 miles distant offering a wider range of amenities normally associated with a city centre.

The apartment is one of eight within the property. Common Areas are maintained by the Management Company.

**Tenure:** Leasehold

**Date From:** 19<sup>th</sup> May 1989

**Lease Term:** 999 years from 1<sup>st</sup> January 1989

**Lease Term Remaining:** 964 years (as at 2023)

**Lease End Date:** 1<sup>st</sup> January 2988

**Ground Rent** £10 per annum

**Service Charge:** £65 per month (£780 per annum) Set at last AGM on 20/09/2023

**Management Company:** Honeybee Flats Ltd which is owned by the eight owners/directors

**Local Authority:** Harborough District Council

**Tax Band:** A

**Services:** The property is offered to the market with all mains services and electric storage heating.

#### Satnav Information

The property's postcode is LE17 6NA, and house number 6.







Sitting room



Bedroom



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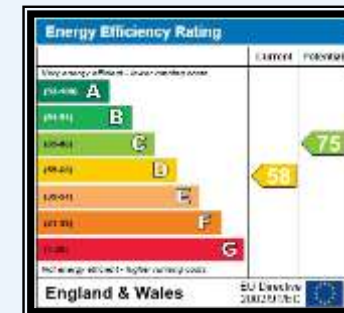
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#### Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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## 6, Wells Close Husbands Bosworth, Lutterworth, Leicestershire, LE17 6NA

Total Approx Gross Internal Floor Area = 36.8 Sq. M – 396 Sq. Ft

**Measurements are approximate. Not to scale.  
For illustrative purposes only.**

