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7 WINDSOR COURT BRINDLEY CLOSE, STONEY STANTON, LE9 4GJ

OFFERS OVER £130,000

Stylish modern 2006 J S Bloor built second floor apartment with far reaching views. Sought after and highly convenient cul de sac location within walking distance of the village centre including a parade of shops, Co-op, primary school, doctors surgery, parks, open countryside, recreational facilities, public houses, takeaways and good access to major road links. Well presented, energy efficient with a range of good quality fixtures and fittings including security entry system, panelled interior doors, modern kitchen and bathroom, wired in smoke alarms, gas central heating and UPVC SUDG. Offers entrance hall, open plan living dining fitted kitchen. Two good bedrooms and bathroom with shower. Well kept communal gardens. Two car parking spaces and bin stores. Viewing recommended. Carpets, blinds and light fittings included.



TENURE

Leasehold - 105 years left of the lease remaining

Service Charge - £1100 per annum

Ground Rent - £150 per annum

Council Tax Band A

EPC Rating C

ACCOMMODATION

Panelled and SUDG front entrance door with security entry com to

COMMUNAL ENTRANCE HALLWAY

With lighting, smoke alarms and individual mailboxes. Meter cupboard. Stairway to

SECOND FLOOR

With solid white panelled front door with spy hole to number 7.

ENTRANCE HALLWAY

With single panelled radiator, wired in smoke alarm. Loft access, the loft is partially boarded. Thermostat for the central heating system and telephone point. Attractive white six panelled interior doors to



OPEN PLAN LIVING DINING AND FITTED KITCHEN TO FRONT



KITCHEN AREA

With a range of cream fitted kitchen units consisting inset one and a half bowl single drainer stainless steel sink unit, mixer taps above and cupboard beneath. Further matching wall mounted cupboard units and four drawer unit, contrasting walnut finish roll edge working surfaces above with inset four ring stainless steel gas hob unit, single fan assisted oven with grill beneath and integrated extractor hood above. Tiled splashbacks and further matching range of wall mounted cupboard units. Appliance recess points and plumbing for automatic washing machine, wall mounted Gloworm gas condensing combination boiler for central heating and domestic hot water with built in programmer.



LOUNGE DINING AREA

With two double panelled radiators, TV and telephone points including broadband. UPVC SUDG French doors lead to a Juliet balcony overlooking a green and park.

BEDROOM ONE TO REAR

10'9" x 8'2" (3.29 x 2.50)

With double panelled radiator.



BEDROOM TWO TO REAR

8'6" x 8'5" (2.60 x 2.59)

With double panelled radiator. Door to a storage cupboard/linen cupboard.



BATHROOM TO SIDE

6'7" x 5'8" (2.02 x 1.73)

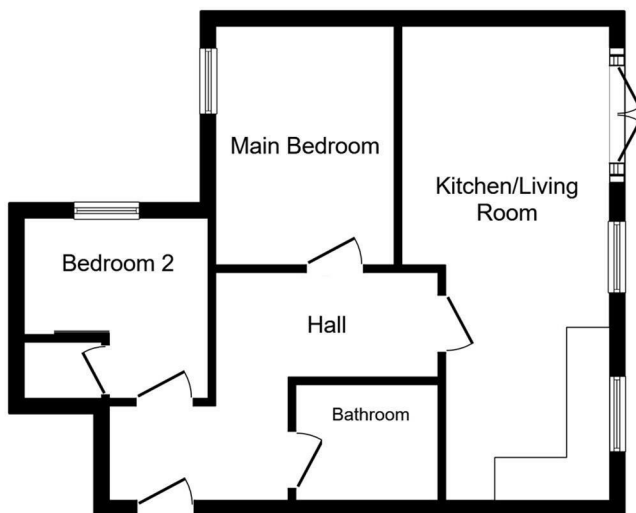
With white suite consisting panelled bath, mixer tap and shower attachment above, pedestal wash hand basin and low level WC, contrasting tiled surrounds, shaver light. Wall mounted mirror fronted bathroom cabinet, radiator and extractor fan.



OUTSIDE

The property is nicely situated at the head of a cul de sac overlooking a green to front, set back from the road screened behind wrought iron railings and lawned areas. There are well kept communal gardens, two allocated car parking spaces, bin stores and outside lighting.





Floor Plan

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	