CARLTON ESTATES

8 Station Road Narborough Leicestershire LE19 2HR
0116 284 9636 www.carltonestates.co.uk

> SALES & LETTINGS

25 Charnwood Manor Leicester Road, Leicester, LE19 2DW

£223,000

Situated within the highly regarded Charnwood Manor development in the heart of Narborough village, this spacious and beautifully presented top-floor apartment has been exceptionally well maintained by the current owner and offers stylish, well-proportioned accommodation throughout.

The accommodation briefly comprises an entrance hallway, an impressive open-plan living/dining kitchen, two double bedrooms, an en-suite shower room and a separate bathroom. The apartment is accessible via stairs and lift access.

Outside, the property is surrounded by mature and beautifully maintained communal grounds, with secure allocated parking accessed via electrically operated gates.

Ideally positioned for the excellent range of amenities available within Narborough village, this superb apartment offers an excellent opportunity for buyers seeking a spacious, low-maintenance home in a highly convenient and desirable location.

Entrance Hallway
With two storage cupboards off and doors to all accommodation and access to a generous loft space. Radiator.

Open Plan Living / Dining / Kitchen

With windows the rear aspect, the living area has ample space for living / dining furniture, radiator.
The kitchen is fitted with a range of eye level and base level storage units with worksurfaces over. There is an integral dishwasher, washing machine and fridge / freezer, together with a fitted electric oven and hob.

Bedroom

With two windows to the rear aspect, door to the en suite, radiator.

En Suite

With a window to the side aspect, fitted with a low level w/c, wash basin and shower cubicle. Heated towel rail / radiator.

Bedroom

With a window to the side aspect and a radiator. (Please note, this image has been virtually staged)

Bathroom

Fitted with a low level w/c, wash basin, and a bath with shower over and glass screen. Heated towel rail / radiator.

Outside

Set within mature shared grounds, with secure, allocated parking which is accessible via electronic gates.

Offer Procedure
If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

In order to satisfy money laundering regulations Carlton Estates are required to carry out checks to verify each parties identity.

Mortgages
Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.

Thinking of Selling?

IF YOU ARE THINKING OF SELLING YOUR PROPERTY
LET OUR LOCAL KNOWLEDGE AND EXPERIENCE WORK FOR YOU!
Carlton Estates are an independent and family run estate agency specialising in the local market, having a reputation for quality, service and customer care.
We value your business and understand that selling your home is a major decision.
Our guarantee to you is that through our professionalism and attention to detail in every respect, we will endeavor to ensure the entire process is as straight forward and hassle free as possible.
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* COMPETITIVE fees
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* NO sale no fee
* ACCOMPANIED viewing's where necessary
* INTERNET advertising to include, Rightmove, ONTHEMARKET, FindaProperty and our own www.carltonestates.co.uk
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Notes For Purchasers

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

(2) These particulars do not constitute part or all of an offer or contract.

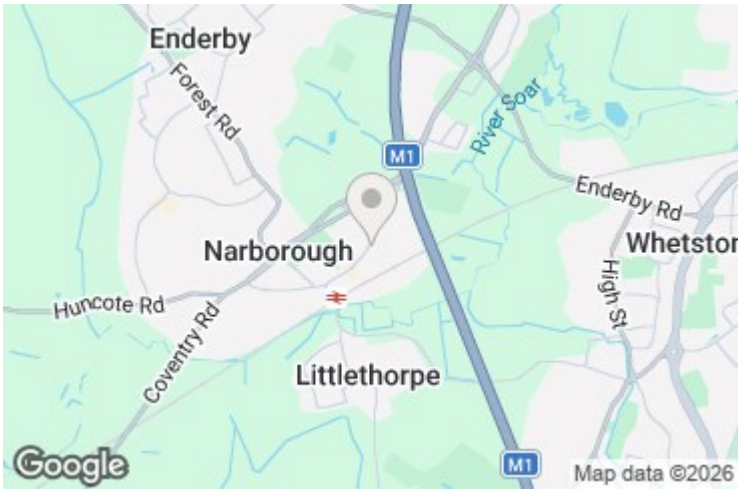
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

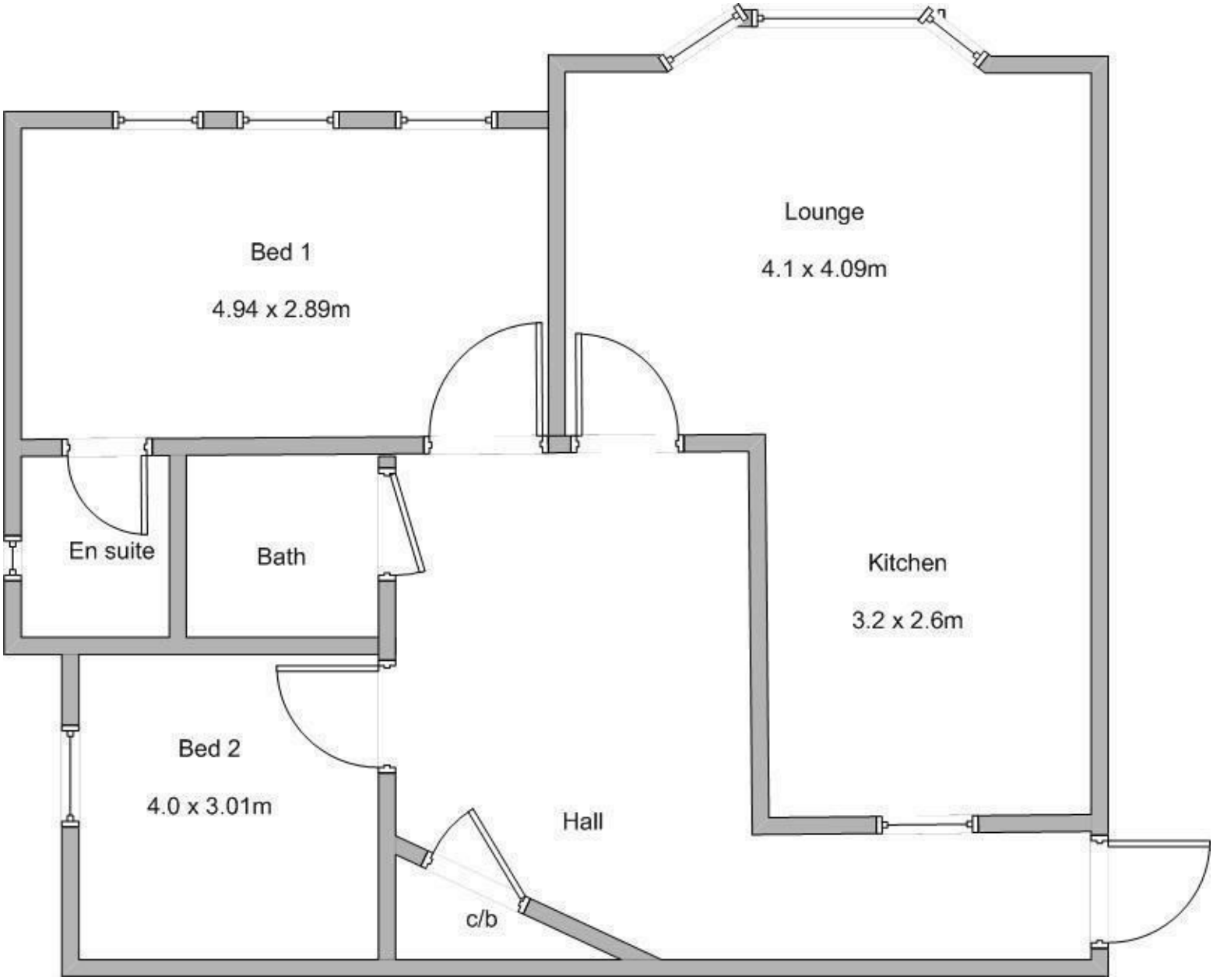
(4) Potential buyers are advised to recheck the measurements before committing to any expense.

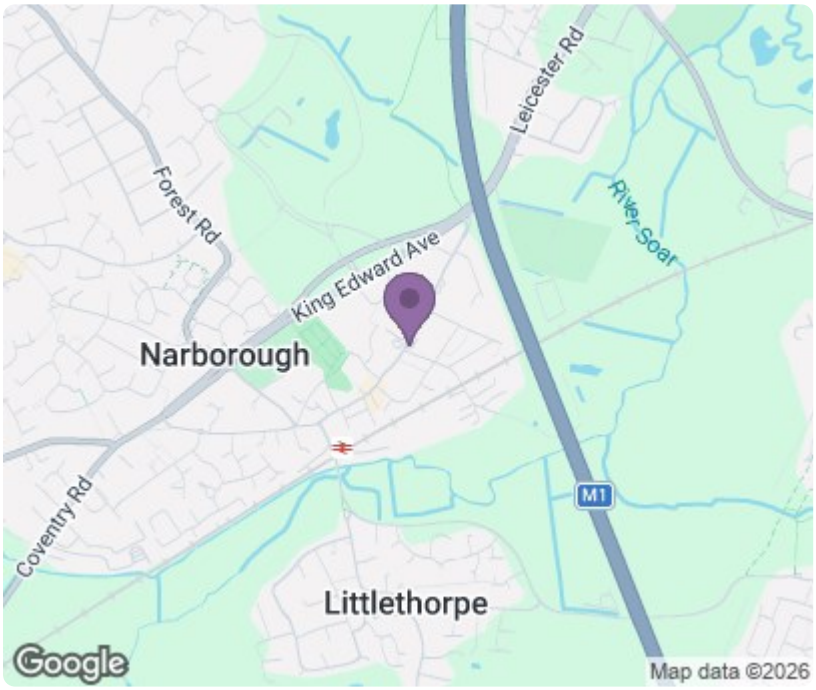
(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

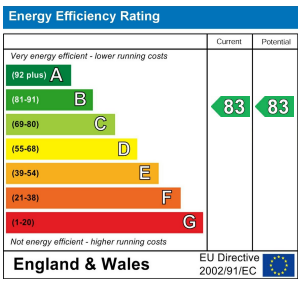
Opening Hours

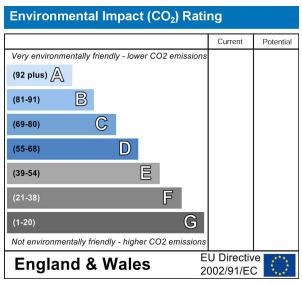
MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm











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