



Smiths
your property experts

Munnmoore Close

Kegworth

- No upward chain
- Modern top-floor apartment
- Living space presented in 'move-in' condition
- Two bedrooms and two bathrooms
- Light-filled open-plan kitchen, living, and dining area
- Small development with designated parking
- Communal gardens with a play area
- Excellent access for the M1, M42, and A50 road network

General Description

Smiths Property Experts offer to the market with no upward chain, this smart and modern two-bedroom, two-bathroom apartment in a small development with designated parking and communal gardens.

The property is ideally located for access to the M1, M42, and A50 road network and East Midlands Airport. The village is well-placed for commuting to Loughborough, Leicester, Derby, Nottingham, and Birmingham and their respective universities.





The Property

The property is located on the second (top) floor and presented in 'move-in' condition. The living accommodation is laid over one floor, extends to approximately 546 square feet, and is set around the entrance hall with a storage cupboard. There are two bedrooms, both capable of taking double beds, a bathroom, and a separate en-suite shower room to the principal bedroom. The main living space is light-filled, front to back, with living and dining areas and a fully fitted kitchen.

The Outside

The property is one of a small number of apartments in this well-maintained development. There is a block paved parking area, with designated parking for each property, and a lawned communal garden with a play area. Access to the building and internal communal areas is via an intercom system.





Property Information

EPC Rating: C. Tenure: Leasehold.

Length of Lease: 999 years from 23rd September 2005.

Management Company charge: approx. £1,642 per annum.

Buildings Insurance: approx. £156 per annum.

Council Tax Band: B.

Local Authority: North West Leicestershire Council.

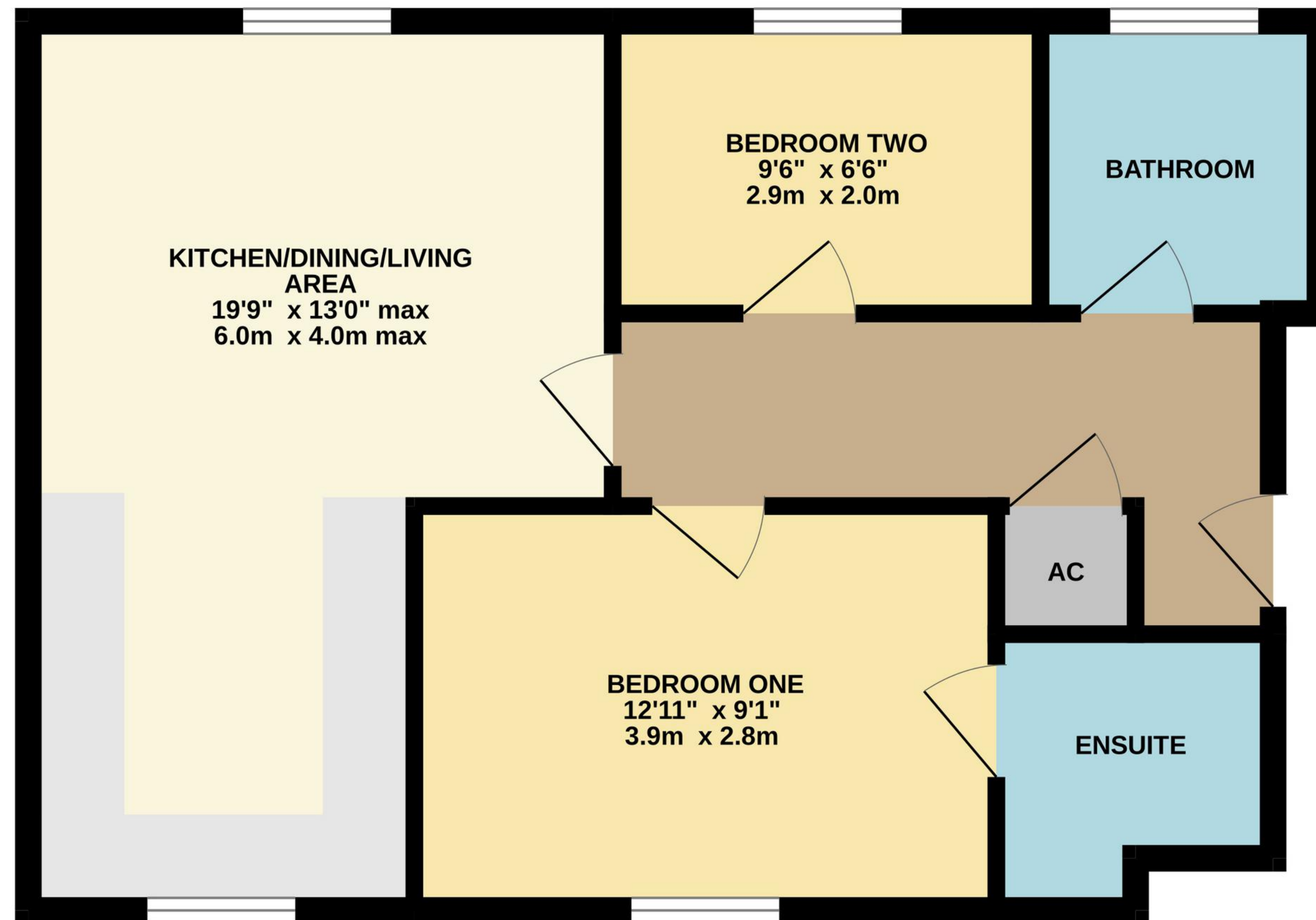
Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.





TOTAL FLOOR AREA : 550 sq.ft. (51.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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