



- GROUND FLOOR TWO BEDROOM FLAT
- EN-SUITE SHOWER ROOM TO BEDROOM
- COMMUNAL GARDENS
- OFF ROAD PARKING
- PRIME LOCATION
- COUNCIL TAX BAND - B

Offers in excess of £160,000



Located within this highly sought after development situated upon the edge of Anstey village comes offered for sale this two bedroom ground floor flat. A very well presented home that enjoys a communal entrance hall, Entrance Hall, Living/Dining Room, Kitchen, Two Bedrooms with an En-Suite and a Main Bathroom. There are communal gardens as well as off road parking. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

**COMMUNAL ENTRANCE**

There is an intercom access, post box for the flat, lighting and door to:

**ENTRANCE HALL**

Having a radiator, fitted cupboard and doors to:

**LIVING/DINING ROOM**

19'3 - 17'10 x 11'4 (5.87m - 5.44m x 3.45m)

Benefiting from patio doors, radiator, power points, TV point, window to the rear aspect and door to:

**KITCHEN**

11'5 x 7'4 (3.48m x 2.24m)

There are a range of wall and base units with work surfaces,

sink with a mixer tap and drainer, integral oven, hob with extractor, power points, integral fridge/freezer, integral dishwasher, window to the rear aspect and a radiator.

**BEDROOM**

13'6 x 9' (4.11m x 2.74m)

Benefiting from a window to the front aspect, radiator, power points and a door to:

**EN-SUITE**

Comprising a low level WC, Wash hand basin, Walk in Shower, Radiator, Complimentary tiling and a Window to the front aspect.

**BEDROOM**

8'1 x 7'4 (2.46m x 2.24m)

Having a window to the side aspect, radiator and power points.

**BATHROOM**

6'9 x 5'6 (2.06m x 1.68m)

Comprising a low level WC, Wash hand basin, Bath, Complimentary tiling, Radiator and a Window to the side aspect.

**COMMUNAL GARDENS**

There are wonderfully presented and maintained gardens with trees and lawn areas. There is also a Communal Bin Store to the front.





#### PARKING

As well as an allocated off road parking space there are also visitors parking located to the front of the property.

#### LEASEHOLD INFORMATION:

The seller has informed us of the following:  
 Service charge is approx £1,900 per annum  
 Lease remaining is approx - 110 years  
 Ground Rent: £250 per annum

#### ANSTEY VILLAGE

Situated just off the A46 Leicester Western By-Pass which allows for a quick and easy access to the M1 at junction 21a, whilst further north is the A52 to both Nottingham and Grantham. Regular bus services run into Leicester where there is a Main Line railway station. Trains to London (St. Pancras) take from one hour and the East Midlands International Airport is approximately 25 minutes drive away, traffic allowing.

Anstey is a Leicestershire village on the edge of the

renowned Charnwood and National Forests with their many scenic country walks and golf courses. The village is situated north-west of Leicester's City centre which is just four miles away. Anstey still retains some of the charm of a traditional village but with easy access to major road routes. The village has a variety of different shops and services making it the commercial centre for surrounding smaller villages. A supermarket is close by and a number of independent, family run business including our office can be found as well as Post Office, Vets, restaurants and a couple of fast-food outlets. There is a regular bus service which operates to Leicester, Loughborough, Rothley, Cropston and Quorn. Football and cricket teams are within the village. Anstey also has a GP surgery, dentist and pubs. There are two primary schools (Latimer and Woolden Hill) plus The Martin High School for Secondary Education.

#### VIEWINGS

We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video
- 4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

#### MEASUREMENTS

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

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



Approx Gross Internal Area  
59 sq m / 636 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

