



12 BROUGHTON CLOSE, ANSTEY, LEICESTER,  
LE7 7EU

ASKING PRICE £167,950

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## £167,950 LEASEHOLD



### ENTRANCE PORCH

Having door to

### LIVING ROOM

16'5" - 8'0" x 12'8" - 8'8"

Benefiting from a bay fronted window, radiator, power points, TV point and doors to

### KITCHEN

11'5" x 7'5"

There are a range of wall and base units with work surfaces, sink with a mixer tap and drainer, Pantry, power points, window to the front aspect and a radiator.

### INNER HALLWAY

Having a fitted cupboard and doors to

### BEDROOM

10'4" x 9'7"

Benefiting from a window to the rear aspect, radiator, power points, TV point and fitted double wardrobes.

### SHOWER ROOM

7'5" x 6'3"

Comprising from low level WC, Wash hand basin, Walk in shower unit, complimentary tiling, extractor fan, radiator and an Airing cupboard.

### BEDROOM

10'7" x 6'1"

With patio doors to the rear communal gardens, radiator and power points.

### PARKING

Having communal off road parking spaces to the front of the properties. (please see photos)

### LEASEHOLD INFORMATION

- Tenure Type: Leasehold
- Lease Term: 99 Years granted 09/10/1998
- Qualifying Age: Male over 55 and Female over 55
- Service Charge : £160.00

Please be advised that the Scheme is designed for 'Independent Retirement Living' and no care or assistance is provided by Longhurst Group.

There is a scheme manager on site 4 hours per day Mon-Fri and pull cords for 24 hour cover in an emergency (either to scheme manager when on duty or through to a national call centre at other times).

### GROUNDS

To the front and rear can be found well kept, maintained communal gardens having various shrubs, plants and trees to look at with laid to lawn areas and to the immediate rear can be found a paved patio area. There are also seating areas for residents and their visitors to enjoy and storage for bins.



## ANSTEY VILLAGE

Known as the Gateway to Charnwood Forest and boasting fantastic amenities in the village centre, Anstey has all that is needed in terms of food shopping, eating out, banking etc. The village still holds on to that traditional English feel with its two central greens, and hosts a number of traditional pubs and restaurants, as well as more international restaurants.

The surrounding area has such a wide variety of things to offer. Bradgate Park is host to rugged natural scenery and wildlife, childhood home of Lady Jane Grey. This park stretches above the village between the two neighbouring villages of Newtown Linford and Cropston. On the other side of the spectrum, Leicester city centre has everything a metropolitan city has to offer, from extensive shopping facilities to contemporary cuisine.

Nearest schools:

The Latimer Primary School, Anstey (0.3 miles)

Martin High School - Secondary (0.5 miles)

Woolden Hill Community Primary School (0.7 miles)

Transport links

All of the shopping and entertainment on offer in the city of Leicester is only a short journey away, and Anstey is also situated perfectly for the commuter, with the M1, A46 and A50 all very easily accessible.

## 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

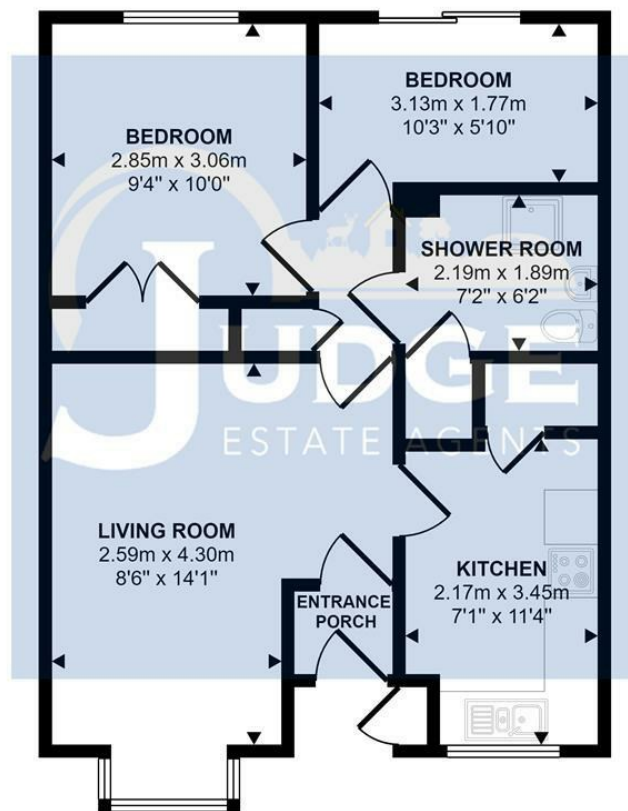
Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

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 sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to



purchase.  
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER JUDGE ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

Approx Gross Internal Area  
50 sq m / 540 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.

Viewings strictly by  
appointment via Judge  
Estate Agents

### Contact

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) A	73	(92 plus) A	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs	EU Directive 2002/91/EC	Not environmentally friendly - higher CO <sub>2</sub> emissions	EU Directive 2002/91/EC
England & Wales		England & Wales	

WE ARE NOT ONLY YOUR LOCAL ESTATE AGENT, WE ARE ALSO YOUR NEIGHBOUR

PROUD TO SELL HOMES IN THE VILLAGES WE LIVE IN AND LOVE

