



- TWO BED GROUND FLOOR FLAT
- IDEAL FIRST TIME PURCHASE
- OFF ROAD PARKING

- HEART OF ANSTEY VILLAGE
- IDEAL FOR 'DOWNSIZE' MOVE
- COUNCIL TAX BAND - B

Asking price £162,500

<https://www.judgeestateagents.co.uk>





Within the heart of this thriving Charnwood village comes offered for sale this ground floor, two bedroom apartment. This great property in brief offers Entrance hall, Living room through to Kitchen, Bathroom, Two Bedrooms one being with an En suite. There is also allocated off road parking, The property enjoys close access to a variety of shops, eateries and amenities as well as appreciating good bus links. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

**ENTRANCE HALL**

Having doors to:

**LIVING ROOM**

15'6 x 10'11 (4.72m x 3.33m)

Benefiting from a window, power points, electric store heater, TV point and access through to:

**KITCHEN**

8'11 x 8'6 - 7'9 (2.72m x 2.59m - 2.36m)

Having a range of wall and base units with work surfaces, sink with mixer tap and splash back tiling, integral oven, hob with extractor fan, tiled flooring and a window.

**BEDROOM**

14'11 - 13' x 8'11 (4.55m - 3.96m x 2.72m)

Benefiting from a window, power points, electric store heater, fitted wardrobes and door to:

**EN-SUITE**

Comprising a low level WC, Wash hand basin, Walk in shower, Complimentary tiling and Tiled flooring.

**BEDROOM**

11'4 x 7'2 (3.45m x 2.18m)

Having a window, fitted wardrobes, electric store heater and power points.

**BATHROOM**

7'8 x 5'7 (2.34m x 1.70m)

Comprising a low level WC, Wash hand basin, Bath Complimentary tiling, window and Heated towel rail.

**PARKING**

Having allocated off road parking.

**LEASEHOLD INFORMATION:**

The seller has informed the following:  
 125 year lease from April 2007 (108 years left remaining)  
 Ground Rent: £400 per annum (approx)  
 Service Charge: £1,200 per annum(approx)







### 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



Approx Gross Internal Area  
62 sq m / 670 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.

