



- WARDEN ASSISTED
- OFF ROAD PARKING
- WELL PRESENTED
- 2.3 MILES TO BRADGATE PARK
- BEAUTIFUL COMMUNAL GARDENS

- OVER 55'S SMALL DEVELOPMENT
- CLOSE TO BUS STOP
- FURNITURE AVAILIABLE IF WANTED
- 0.4 MILES TO ANSTEY VILLAGE CENTRE
- COUNCIL TAX BAND - C

Offers over £165,000



Situated upon a lovely position comes offered for sale this well presented two bedroom retirement bungalow developed for the over 55's. There is an on site warden and a number of communal eye-catching gardens and seating areas. In brief this lovely property benefits from Entrance Hall, Living Room, Kitchen, Inner Hallway with Two Bedrooms and Shower room. The development also benefits bin stores and off road parking. PLEASE WATCH OUR VIRTUAL VIEWING VIDEO FOR MORE DETAIL.

ENTRANCE HALL

There is a door to:

LIVING ROOM

16'3 - 8' x 12'9 - 8'9 (4.95m - 2.44m x 3.89m - 2.67m)

Benefiting from a bay fronted window, radiator, power points, TV point, electric fire with feature surround and doors to:

KITCHEN

11'4 x 7'5 (3.45m x 2.26m)

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

INNER HALLWAY

Having a fitted cupboard, loft access and doors to:

FIRST BEDROOM

10'3 x 9'7 (3.12m x 2.92m)

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

SECOND BEDROOM

10'7 x 6' (3.23m x 1.83m)

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

SHOWER ROOM

Comprising a low level WC, Wash hand basin, Walk in Shower, Complimentary tiling, Radiator and Airing cupboard.

COMMUNAL GARDENS

There are beautifully kept and eye-catching lawn and bordered gardens with a variety of shrubs and plants as well as seating area.

PARKING

The development enjoys communal off road parking.

ADDITIONAL INFORMATION

- Tenure Type: Leasehold
- Lease Term: 99 Years granted 20/02/1998
- Qualifying Age: Male over 55 and Female over 55
- Service Charge : £169.17 pcm





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

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.

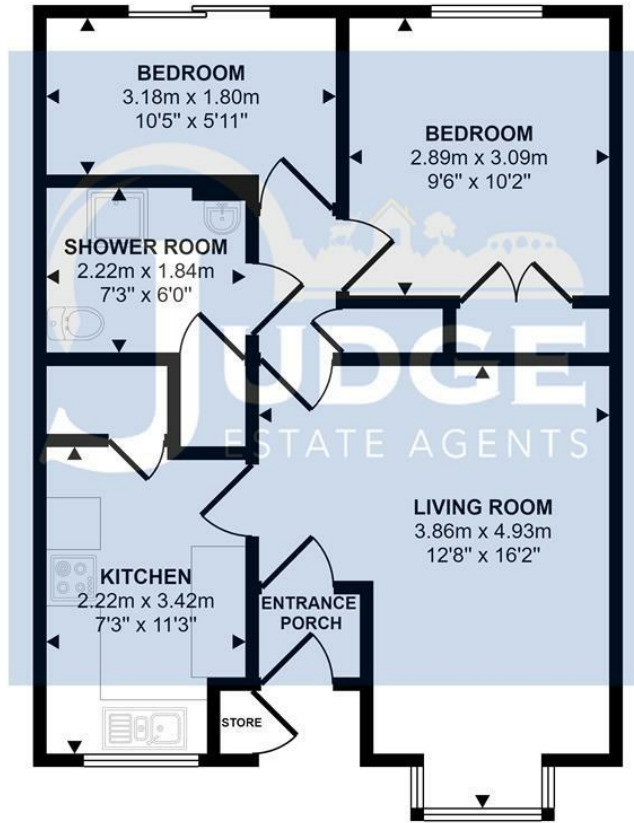
MONEY LAUNDERING

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

- 1. MONEY LAUNDERING REGULATIONS: Intending



Approx Gross Internal Area
52 sq m / 555 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

