



**3 NUGENT  
STREET, LEICESTER LE3  
5HH**

**£149,950**  
**LEASEHOLD**



0116 236 7000



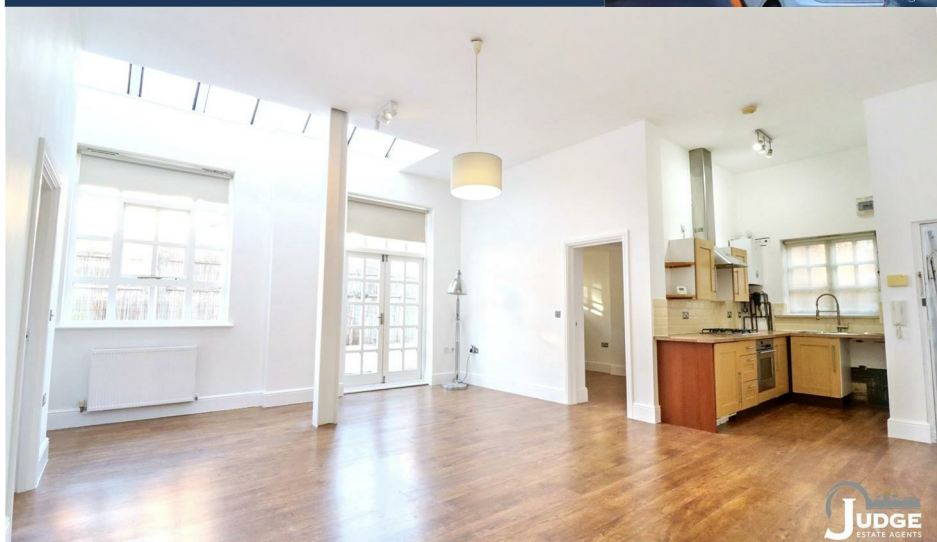
[sales@judgeestateagents.co.uk](mailto:sales@judgeestateagents.co.uk)



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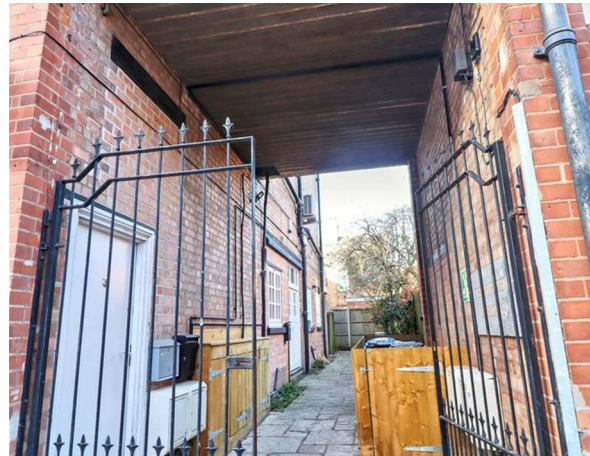
13 The Nook, Anstey, Leicester,  
Leicestershire, LE7 7AZ



A WELL-PRESENTED GROUND FLOOR FLAT SITUATED WITHIN A HIGHLY SOUGHT-AFTER LOCATION, CLOSE TO THE CITY CENTRE WITH EXCELLENT PUBLIC TRANSPORT LINKS AND LOCAL AMENITIES. THIS PROPERTY IS IDEAL FOR FIRST-TIME BUYERS, INVESTORS, AND PROFESSIONAL COUPLES. IT IS PRESENTED IN A VERY GOOD CONDITION AND COMES WITH THE BENEFIT OF BEING SOLD WITH NO CHAIN. THE PROPERTY HAS A SHARED ENTRANCE HALL WITH THE ENTRANCE DOOR GIVING YOU ACCESS TO THE SPACIOUS AND OPEN LIVING/KITCHEN AREA WITH DOORS GIVING ACCESS TO TWO BEDROOMS AND A BATHROOM. THERE IS A COURTYARD AREA AS WELL AS COMMUNAL BIN STORAGE.







#### COMMUNAL ENTRANCE HALL

A shared area that has your entrance door leading into:

#### LIVING/KITCHEN AREA 25'5 - 15'10 x 20'11

A lovely open area that appreciates a number of windows to let natural light in with power points, radiators, patio doors to the courtyard a Kitchen area that appreciates wall and base units with work surfaces, sink with a mixer tap, integral oven, hob and extractor. There are doors that lead to:

#### PRIMARY BEDROOM 13'6 x 11'4

Benefiting from a radiator, power points and a window.

#### BEDROOM 10'3 x 8'7

Having windows to two aspects radiator and power points.

#### BATHROOM 10'5 x 7'1

Comprising a low level WC, wash hand basin, bath with shower, complimentary tiling, heated towel rail and plumbing for a washing machine.

#### YARD

There is a courtyard area that is mainly paved with raised borders.

#### ADDITIONAL INFORMATION

The seller informs each flat owner owns 25% of the land and block as a whole (as there are 4 flats) through a 25% share in the management company Puritex Management Ltd, which holds the land title, and the lease has approx 979 years left. Each owner pays £94 per month service charge and no ground rent. Please call 01162 367000 for further information.

#### 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.

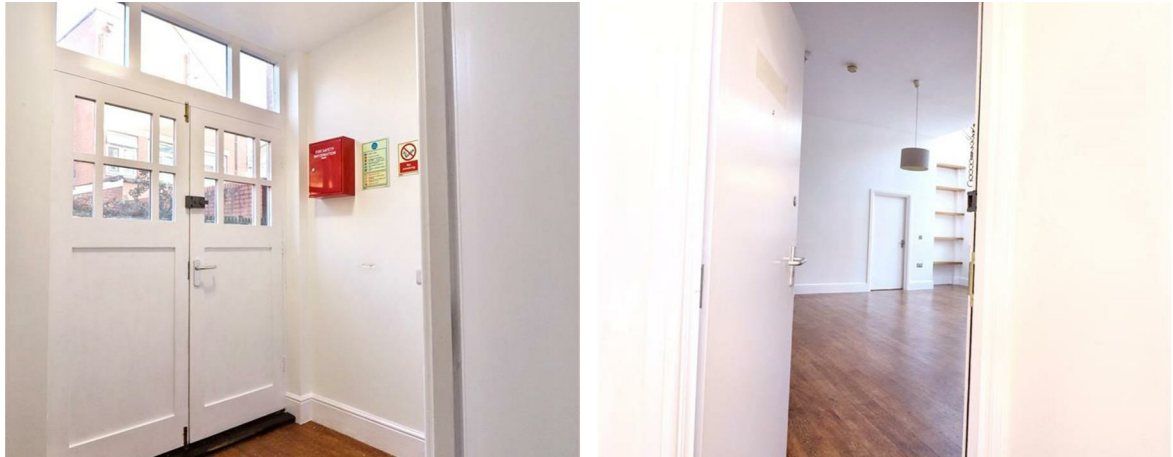
#### MEASUREMENTS & FLOORPLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. 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.

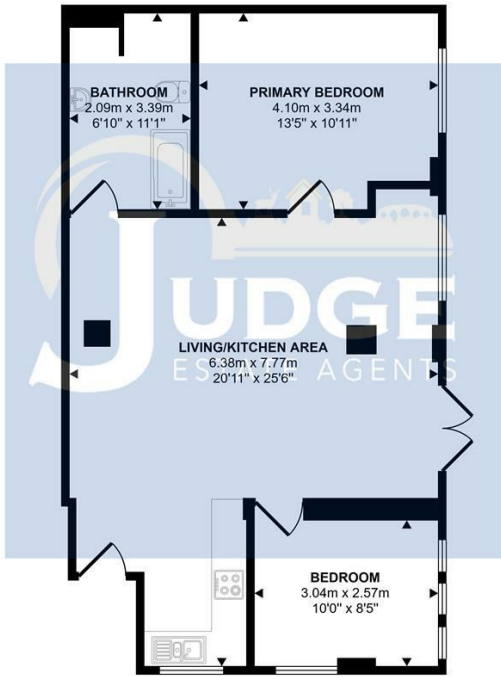
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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. JUDGE ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



## LOCATION



Approx Gross Internal Area  
69 sq m / 740 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 Snappy 360.

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## VIEWINGS

### Viewings strictly by appointment via Judge Estate Agents.

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## LET'S TALK

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All properties are listed on Rightmove, Zoopla & our website.



## TERMS & CONDITIONS

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