



## BARONS COURT BARONS CLOSE, KIRBY MUXLOE LE9 2BU

**£130,000**  
LEASEHOLD

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



A VERY WELL PRESENTED, ONE BEDROOM, FIRST FLOOR APARTMENT WHICH IS OFFERED FOR SALE WITH NO UPWARD CHAIN. THIS LOVELY PROPERTY IS SITUATED WITHIN A POPULAR POSITION WITHIN A PRIME VILLAGE LOCATION AND BRIEFLY BENEFITS FROM A COMMUNAL ENTRANCE HALL WITH STEPS LEADING UP TO THE ENTRANCE DOOR LEADING TO THE ENTRANCE HALL WITH DOORS THAT GIVE ACCESS TO A LIVING ROOM AND KITCHEN, BEDROOM AND A BATHROOM. THERE IS AN ALLOCATED OFF ROAD PARKING SPACE AS WELL AS VISITORS CAR PARKING SPACES.





#### **COMMUNAL ENTRANCE**

There are stairs that lead up to the shared entrance:

#### **ENTRANCE HALL**

There are doors that lead to:

#### **LIVING ROOM 15'3 x 9'8**

Benefiting from a window, radiator, power points and an archway that leads to:

#### **KITCHEN 9'7 x 6'2**

With a range of wall and base units and work surfaces, sink with a mixer tap and drainer, integral oven, hob with extractor, plumbing for a washing machine, power points and a window.

#### **BEDROOM 11'6 x 7'8**

There is a window, radiator, power points and a built in cupboard.

#### **BATHROOM**

Comprising a low level WC, wash hand basin, bath, complimentary tiling, radiator and window.

#### **PARKING**

There is an allocated parking space and there are visitor car parking spaces that serve as a first come first serve.

#### **KIRBY MUXLOE VILLAGE**

Kirby Muxloe is a prestigious and well regarded village lying approximately five miles from Leicester city centre, offering a wide range of local amenities including a popular school, sporting facilities, shopping, public houses and a renowned 18-hole golf course and the village also has ready access to some delightful countryside. The popularity of the area is further enhanced by accessibility to major road links both to Fosse Park and to Leicester city centre, eight miles to the east. The position is particularly well placed for access to the M1/M69 motorway networks and Fosse Retail Park.

#### **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.**

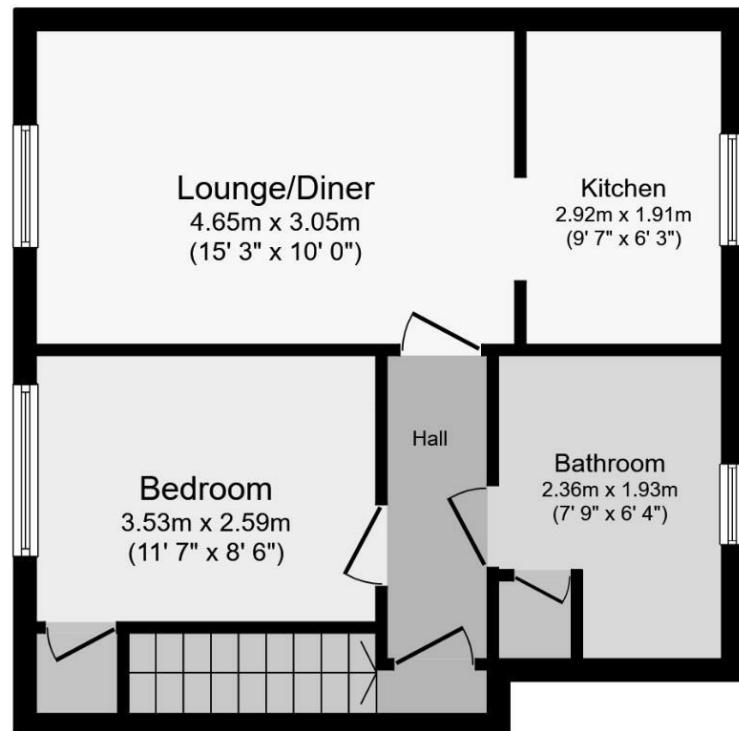


## LOCATION



## MEASUREMENTS

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sq.m. (462 sq.ft.)



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### 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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**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.