



**6 HARRISON  
CLOSE, GLENFIELD LE3  
8EY**

**£138,000**  
**LEASEHOLD**



0116 236 7000



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[judgeestateagents.co.uk](http://judgeestateagents.co.uk)



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



THIS IMMACULATELY PRESENTED TWO BEDROOM, FIRST FLOOR FLAT IS SITUATED WITHIN A PRIME LOCATION FOR EASE OF ACCESS TO THE CITY CENTRE AS WELL AS THE MOTORWAY AND LOUGHBOROUGH. AS YOU ENTER THERE ARE STAIRS THAT LEAD TO THE FIRST FLOOR HALLWAY WHICH THEN GIVES ACCESS TO THE LIVING ROOM, KITCHEN, TWO BEDROOM AND A BATHROOM. THERE ARE COMMUNAL GARDENS AND CLOTHES DRYING AREAS AS WELL AS COMMUNAL OFF ROAD PARKING.





#### **ENTRANCE HALL**

There are stairs that leads up to:

#### **FIRST FLOOR HALLWAY**

There is a built in cupboard and doors that leads to:

#### **LIVING ROOM 16'10 x 12'5**

Benefiting from a window to the side aspect, radiator, power points and wall mounted lighting.

#### **KITCHEN 13'9 x 5'9**

There are wall and base units with work surfaces, sink with a mixer tap and drainer, integral oven, hob, radiator, power points, window to the side aspect and a built in Utility cupboard with plumbing for a washing machine.

#### **PRIMARY BEDROOM 14'3 x 10'4**

Benefiting from a window to the side aspect, radiator and power points.

#### **BEDROOM 11'1 x 7'8**

Having a window to the side aspect, radiator and power points.

#### **BATHROOM**

Comprising a low level WC, wash hand basin, bath with shower over, heated towel rail and complimentary tiling.

#### **COMMUNAL AREAS**

There are communal gardens and drying areas.

#### **COMMUNAL PARKING**

There is communal off road parking. (Not allocated).

#### **GLENFIELD**

The sought-after suburb of Glenfield is situated just outside the City of Leicester boundary, to the north-west, and is well known for its popularity in terms of convenience for ease of access to the Leicester City centre and all the excellent amenities therein, as well as the market towns of Hinckley, Market Bosworth, Ashby-de-la-Zouch, Coalville, Loughborough and Melton Mowbray, the adjoining Charnwood and New National Forests with their many scenic country walks and golf courses, the East Midlands International Airport at Castle Donington and the A46/M1/M69 major road network for travel north, south and west.

Glenfield also offers major employment opportunities at County Hall and the Glenfield Hospital specifically and enjoys good local amenities including shopping for day-to-day needs, schooling (the property lies within the catchment area for the Hall Primary School - 'good' last 'Ofsted Report' & Glenfield Primary School - 'good' last 'Ofsted report'), recreational amenities and regular bus services to the Leicester City centre.

#### **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.

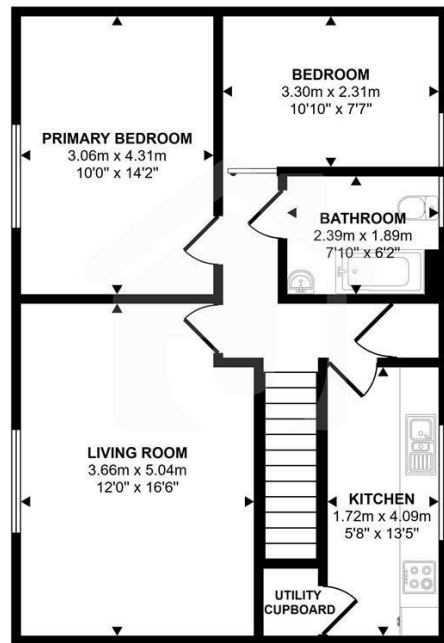
#### **MONEY LAUNDERING**

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.



Approx Gross Internal Area  
62 sq m / 671 sq ft



First Floor

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.

## LOCATION



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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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**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.