



## 9 DE MONTFORT COURT, ANSTEY LE7 7GY

**£162,500**  
LEASEHOLD

0116 236 7000

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

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

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



WITHIN THE HEART OF THIS THRIVING NORTH LEICESTERSHIRE VILLAGE COMES OFFERED FOR SALE THIS TWO BEDROOM RETIREMENT BUNGALOW. A LOVELY PROPERTY THAT ENJOYS A PLEASANT WALK TO THE VILLAGE PARK AND CENTRE WHERE THERE ARE A GREAT NUMBER OF SHOPS, EATERIES AND FACILITIES AS WELL AS A BUS STOP JUST BEING OUTSIDE THE COMPLEX. IN BRIEF THE PROPERTY BENEFITS FROM ENTRANCE HALL, LIVING ROOM, KITCHEN, INNER HALLWAY, TWO BEDROOMS AND A SHOWER ROOM. THERE IS ALSO A WELL PRESENTED AND LOW MAINTENANCE GARDEN TO THE REAR AND COMMUNAL OFF ROAD PARKING. AN INTERNAL VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE. \*\* PLEASE NOTE THIS PROPERTY IS IN RETIREMENT COMPLEX AND RESIDENTS HAVE TO BE OVER THE AGE OF 55 \*\*



#### **ENTRANCE HALL**

There is a built in storage and a door that leads to:

#### **LIVING ROOM 13'8 x 11'**

Benefiting from a window to the front aspect, power points, radiator, door to the Inner Hall and a door that leads to:

#### **KITCHEN 9'2 x 8'8**

Having a range of wall and base units with work surfaces, sink with a mixer tap, integral oven, and hob, radiator, power points, window and door to the rear aspect.

#### **INNER HALLWAY**

There is access to the loft, two fitted cupboard and doors that leads to:

#### **PRIMARY BEDROOM 10'4 x 9'4**

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

#### **BEDROOM 9'8 x 6'9**

There is a window to the rear aspect, radiator and power points.

#### **SHOWER ROOM**

Comprising a low level WC, wash hand basin, walk in shower, complimentary tiling, heated towel rail and a window to the rear aspect.

#### **REAR GARDEN**

A low maintenance and lovely garden that is mainly paved with raised borders ideal for the owner to add their own shrubs, plants and flowers as well as a Shed.

#### **SERVICE CHARGE INFORMATION**

The seller has confirmed the ground rent/service charge is approx £200pcm which includes building insurance, boiler service, window cleaning etc. The lease is for 125 years from 1st January 1988 so there is 87 years left remaining. Please call 01162 367000 for further information.

#### **COMMUNAL AREAS**

The communal gardens are beautifully landscaped with lawns and well stocked borders of specimen Spring bulbs, shrubs and bushes.

#### **PARKING**

There is off road parking within a communal area from the entrance to this lovely development.

#### **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, J22 & J23 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 & 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.

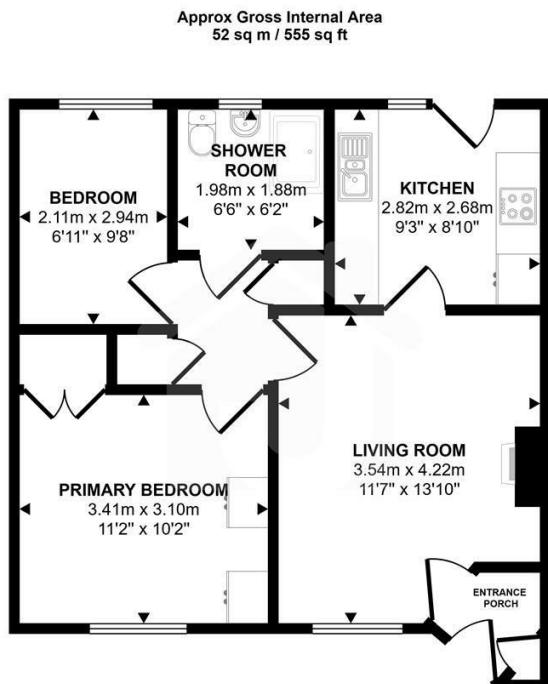
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.



## LOCATION



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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**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.