



Hooks Close | Anstey

Creightons Estate Agents are pleased to bring to the market this superbly presented two bedroomed ground floor apartment, close to the village centre of Anstey and within walking distance to all local shops, cafes and amenities. The property is well presented throughout and ideal for first time buyers or investors.

- Immaculately presented, modern two-bedroom ground floor apartment situated in the highly sought-after village of Anstey
- Elegantly designed open-plan living, dining, and kitchen space
- Two generously sized double bedrooms, with the master bedroom boasting an en-suite shower room
- Comes with an allocated parking space
- An ideal opportunity for first-time buyers or investors alike
- Early viewing highly recommended

LOCATION

Anstey is a charming village nestled in Charnwood Forest, featuring a traditional village centre and a wealth of amenities such as well-loved pubs, restaurants, and shops. The location provides excellent access to Loughborough, Leicester, and the M1 at Markfield. Nearby natural attractions include Cropston Reservoir and Bradgate Park.

The village is ideal for families, boasting two primary schools and a well-regarded secondary school. Anstey is known for its strong sense of community, with local sports clubs and facilities such as a library and a village hall.

Charnwood Forest offers a variety of scenic country walks and outdoor activities, including popular spots like Old John, Beacon Hill, and the Outwoods.







GROUND FLOOR

The property is accessed through a communal ground floor entrance hall, with the apartment conveniently located right upon entry. As you step inside, you are greeted by an inviting entrance hallway that connects to all the rooms, with an airing cupboard to your left. Starting with the main bathroom, it boasts a contemporary three-piece white suite, including a bath with a shower overhead, and is predominantly tiled for a sleek finish.

Next, you'll find the master bedroom, which includes an ensuite shower room. Adjacent to this is the second bedroom, currently being used as a dressing room. Continuing further, the open-plan living and dining area leads into the kitchen. The lounge has been tastefully updated, featuring a stylish panelled feature wall and an electric fireplace. The kitchen itself is equipped with a modern selection of cabinetry and complimentary worktops, as well as built-in appliances including an electric oven, electric hob with stainless steel flashback, and extractor fan. There is space for a washing machine and fridge/freezer.

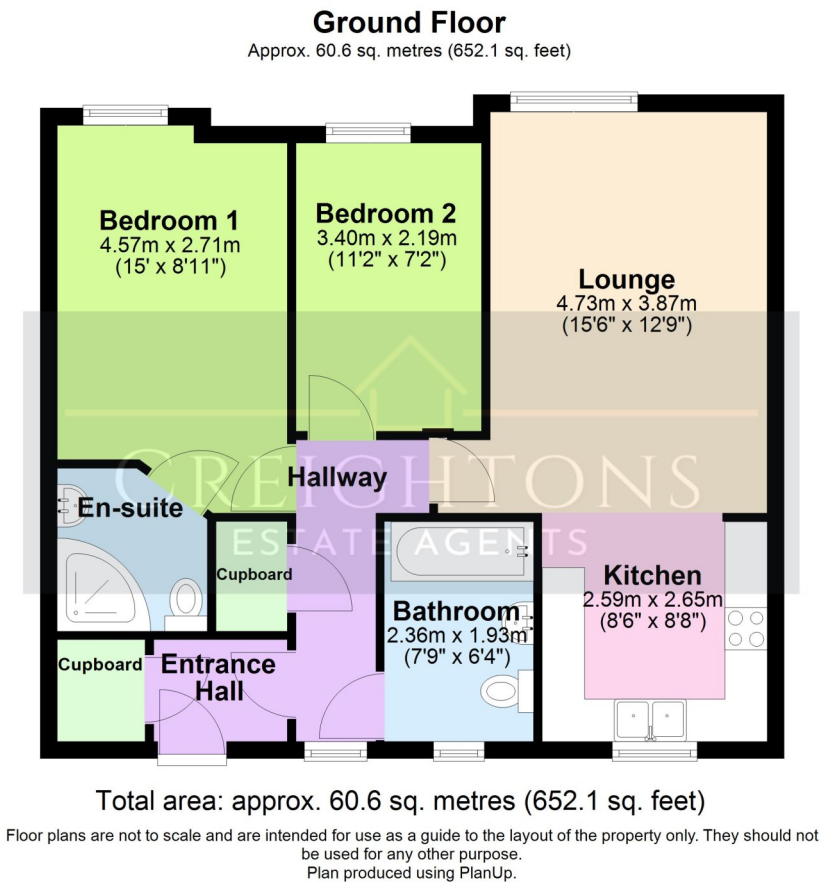


OUTSIDE

An allocated parking space is available in the communal car park. Which is located just a short distance from the apartment.



Hooks Close | Anstey | Leicestershire



Flat 1 Hooks Close, Anstey

DISCLAIMER

We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Creightons Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.

SERVICES

There is electric heating throughout the apartment.

COUNCIL

Charnwood Borough Council. Council tax band B.

TENURE

The property is leasehold, with current charges consisting of a ground rent of approx. £216.40 and a service charge of approx. £649.14 twice yearly.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |





