

## Room Sizes

### Hallway

### Living Room

13'07" x 10'5"

### Kitchen

11'43" x 7'66" max

### Bedroom One

11'37" x 8'55"

### Bedroom Two

9'83" x 7'79"

### Bathroom

8'34" x 4'91"



**FIXTURES AND FITTINGS** All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

**VIEWING** Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

**FREE PROPERTY VALUATION** Looking to sell? Need a valuation?

Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County - total coverage for your home.

Call us on 0116 2772277 for free advice.

**OFFER PROCEDURE** If you are obtaining a mortgage on this property one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

**MONEY LAUNDERING** Money laundering regulations 2003 - Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

**Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY.** Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Gumley Square, Enderby LE19 4NR

£175,000

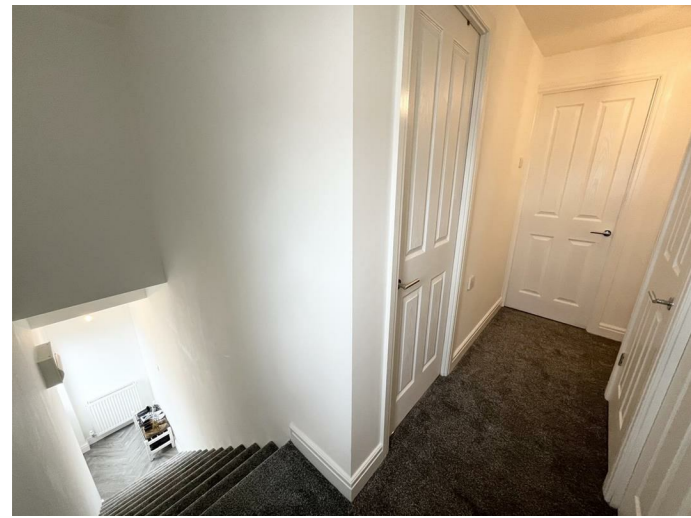


# The Story Begins

- Beautiful Fully Renovated First Floor Apartment
- Perfect First Home Or Investment Buy
- Own Front Door & Entrance Hall
- Inviting Living Room
- Modern Fitted Kitchen
- Two Double Bedrooms & Stylish Bathroom
- Allocated Parking Space
- Communal Outside Space
- Viewing Highly Recommended
- EPC Rating - C, Council Tax Band - A & Leasehold

# Location Is Everything

Enderby has everything to offer as a thriving village which is located south west of the city. Enderby offers an excellent range of amenities local shops which cater for day to day living, a leisure centre and a nine hole golf course, fashionable restaurants, pubs, Enderby Danemill Primary School, Brockington College for the older children and all within easy access to the city centre with the Park and ride, motorway networks and Fosse Park Shopping Centre.



# Inside Story

Welcome to Gumley Square in the village of Enderby. This delightful 2-bedroom apartment is a gem waiting to be discovered. Situated in a great location, this property offers a perfect blend of comfort and convenience.

As you step into this apartment through your own front door in to an entrance area, a place for shoes and wellies, stairs lead you to your accommodation.

A modern contemporary styled decor with a warm and inviting atmosphere. The spacious living room is perfect for relaxing or entertaining guests, natural light floods the space. The stunning fitted kitchen adorned with sleek wall and base units, complete with provisions for a washing machine. modern wall and base units with built in oven, hob and extractor over, the sink drainer looks over the window with work surfaces around, there is space for a fridge freezer and ample storage space.

The two bedrooms are both good sizes. Over in the bathroom, this lovely space has been re fitted with a white three piece suite that comprises of a bath, with shower over, wash hand basin and low level wc.

Exterior features include allocated parking, plus the owner has updated us that an additional space can be rented providing ease of access, and a shared communal garden.

We have been informed by the current owner, approx 99 years left on the lease, there is an annual service charge. Please contact nest located in Blaby on 0116 2772277.

