

FLOOR PLAN

DIMENSIONS

Entrance

Open Plan Kitchen & Living Room  
32 x 14'03 (9.75m x 4.34m)

Bedroom Two  
10'10 x 10'06 (3.30m x 3.20m)

Bedroom One  
14'4 x 10'06 (4.37m x 3.20m)

Bathroom

Allocated Parking Space

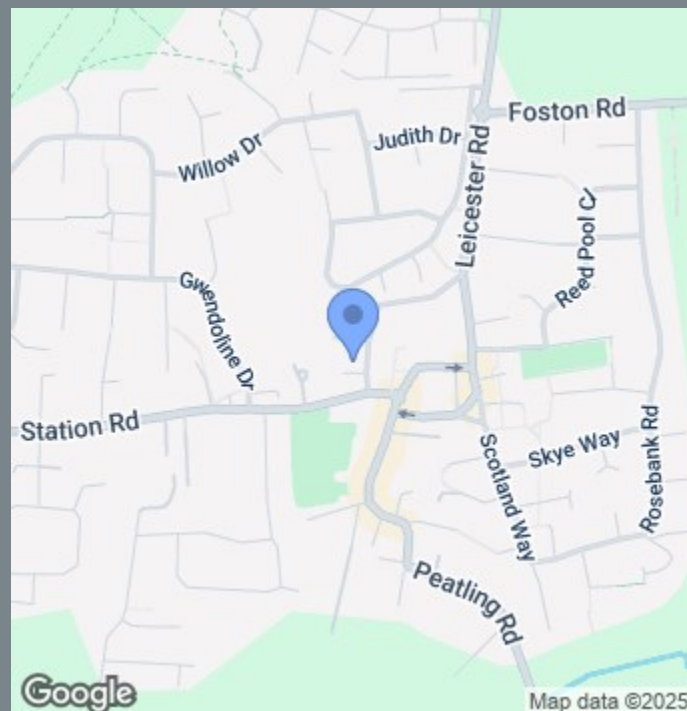


## OVERVIEW

- Two Bedroom Apartment
- Bathroom With Bath & Shower
- 991 Years Remaining On The Lease
- Allocated Parking Space
- Village Location
- Perfect First Time buy
- No Service Charges
- EPC Rating - C
- Leasehold Property
- Council Tax band -

## LOCATION LOCATION....

Countesthorpe is a sizable village and civil parish located in the Blaby district of Leicestershire. It features a historic church with a tower dating back to the 14th century. The village offers a range of amenities, including pubs, two small supermarkets, and an acclaimed Indian restaurant. For education, Countesthorpe caters to all age groups with Greenfield Primary School and Countesthorpe Academy.



## THE INSIDE STORY

*Welcome to The Forge Apartment – a stylish, grade II listed building and unique two-bedroom property perfect for first-time buyers. This well-presented home benefits from its own private entrance, offering a sense of exclusivity.*

*Inside, you'll find two generously sized double bedrooms both with ample storage areas and a modern bathroom complete with a bathtub, separate shower, WC, and sink. The heart of the apartment is the spacious open-plan kitchen, dining, and lounge area, providing a bright and versatile living space.*

*Externally, the property includes an allocated parking space for convenience. Situated in a sought-after location with easy access to local amenities, this apartment is a fantastic opportunity for those looking for a comfortable and contemporary home and a property with no service charges and offered for sale with no onward chain.*

