

FLOOR PLAN

DIMENSIONS

Entrance

Open Plan Kitchen & Living Room

32 x 14'03 (9.75m x 4.34m)

Bedroom Two

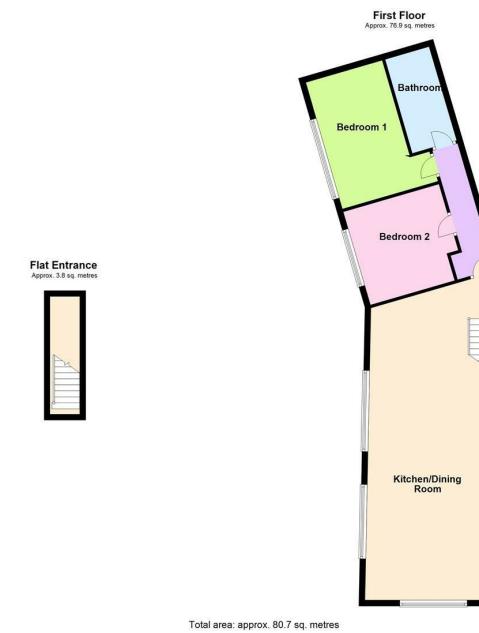
10'10 x 10'06 (3.30m x 3.20m)

Bedroom One

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

Bathroom

Allocated Parking Space



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 22a Cross Street, Enderby, LE19 4NJ

Telephone: 0116 286 9700 • Email: sales@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/

FREE PROPERTY VALUATIONS 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 2811 300 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 & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Apartment 2, The Forge Green Lane, Countesthorpe, LE8 5QQ

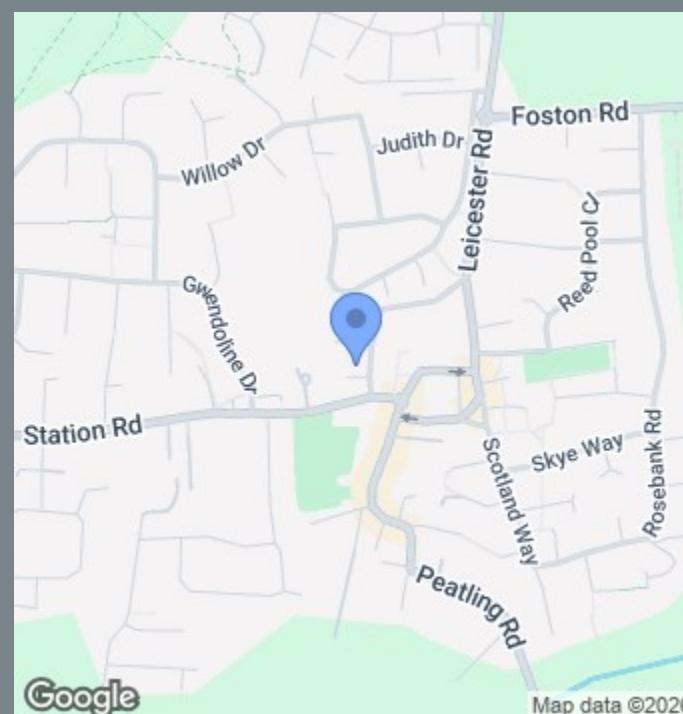
£185,000

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.

