

Goscote Hall, Birstall, Leicester, LE4 3AQ

£195,000

Council Tax Band: C



We are delighted to present this modern, stylish two bedroom apartment near to the city of Leicester. Set within the grounds of a former Georgian Manor House and situated in an exclusive gated development, this luxury, ground-floor apartment is conveniently located for local amenities as well as city centre retail, leisure and cultural opportunities.

Birstall is a large village to the north of the city offering local amenities such as a supermarket, bakery, shops, pubs and restaurants. Nearby, there are cricket, bowling and golf clubs, leisure and outdoor pursuits facilities, playing fields and the stunning Watermead Country Park. There are well-regarded local schools which include Highcliffe and Mowmacre Hill Primaries and Rushey Mead Academy. Leicester Rail Station is only 3.6 miles away and takes you to London St Pancras International in around 60 mins. The apartment has easy access to the M1 motorway via the Leicester Western Bypass.

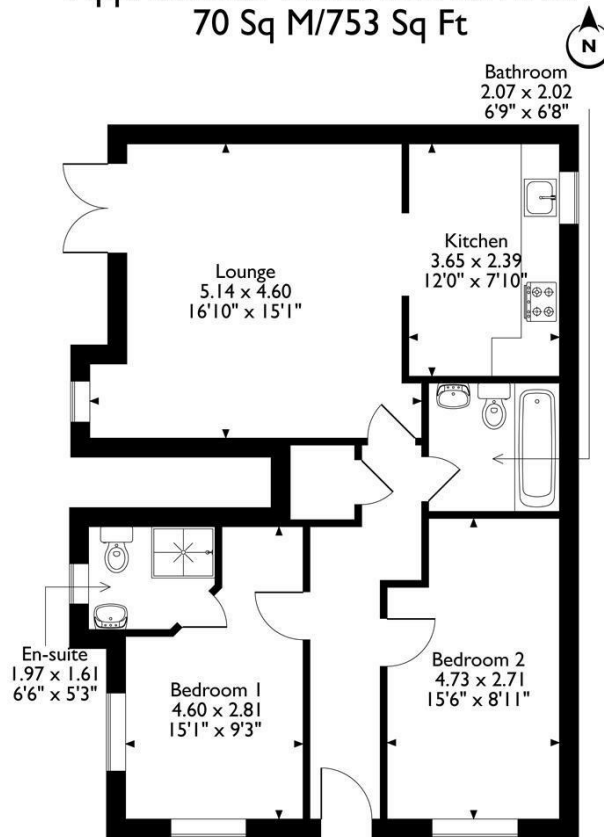
On arrival, the gated entrance gives exclusive access to a harmonious mix of new and refurbished period dwellings in a development punctuated by lawn space and mature shrubbery. To the right of the main gates, this apartment offers a front lawn bordered by mature hedging.

Once inside the apartment, the generous entrance hall offers carpeted flooring and neutral décor. Features of note here are the practical in-built storage cupboard, radiator with parcel shelf, central heating thermostat and wall sockets. The lounge, both double bedrooms and the bathroom are accessed from the hallway.

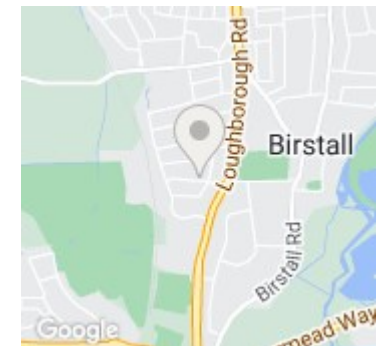


Open House Leicester

Approximate Gross Internal Area
70 Sq M/753 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	