JUDGE
ESTATE AGENTS

42 GYNSILLS HALL STELLE WAY, GLENFIELD LE3 8HP

£219,950
LEASEHOLD

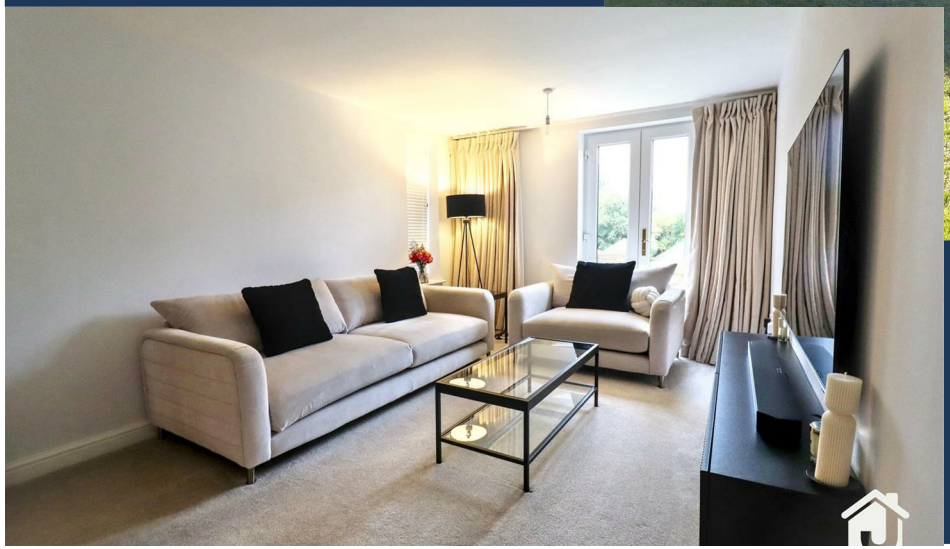
0116 236 7000

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13 The Nook, Anstey, Leicester,
Leicestershire, LE7 7AZ



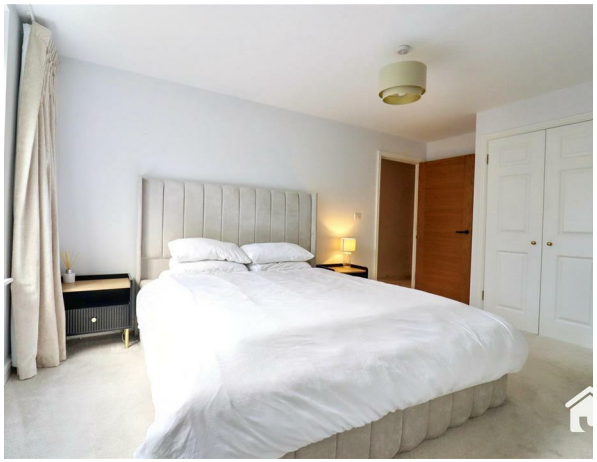


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A BEAUTIFUL TWO BEDROOM GROUND FLOOR APARTMENT IN AN EXCLUSIVE DEVELOPMENT WITH GATED PARKING AND COMMUNAL LANDSCAPED GROUNDS. THE PROPERTY AFFORDS CLEAN AND SPACIOUS ACCOMMODATION AND IS IDEALLY SITUATED FOR ACCESS TO GLENFIELD HOSPITAL, BRADGATE PARK AND THE CITY CENTRE. ALONGSIDE TWO BEDROOMS, THE PROPERTY PROVIDES AN EN-SUITE TO PRIMARY BEDROOM, KITCHEN THROUGH TO DINING, LIVING ROOM AND A BATHROOM. A VIEWING COMES HIGHLY ADVISED TO THOROUGHLY APPRECIATE.







Additional Information:
The seller has informed us of the following lease information:
Ground rent - £50 per annum
Service charge - £2,928 per annum
Lease - 999 years from 2001

ENTRANCE HALL
There is an airing cupboard, electric storage heater, power point and doors that leads to:

LIVING ROOM 16'3 x 10'5
Benefiting from two windows, electric storage heater and power points.

KITCHEN 10'2 x 8'10
Having a range of wall and base units with work surfaces, sink with a mixer tap, plumbing for a washing machine, integral fridge/freezer, integral dishwasher, window, integral oven, hob and extractor as well as power points. This room also flows through to:

DINING ROOM AREA 14'6 x 9' - 6'7
There is a window, power points and electric storage heater.

PRIMARY BEDROOM 13'4 x 10'2
Benefiting from a window, electric storage heater, power points, built in wardrobes and a door that leads to:

EN-SUITE
Comprising a low level WC, wash hand basin, walk in shower, window and a heated towel rail.

BEDROOM 11'5 x 10'8
Having a window, power points and an electric store heater.

BATHROOM
Comprising a low level WC, wash hand basin, bath, complimentary tiling, heated towel rail, vanity unit and a window.

PARKING
The apartment benefits from allocated parking accessed via communal electric secure gates, a secure bike store and there are additional visitor spaces.

GROUNDS
There are communal landscaped and manicured grounds around the building that are eye-catching.

LOCATION
Gynsills Hall is a landmark building of modern and classical proportions, designed by David Wilson Homes in 2001, located in an elevated position in a delightful communal gardens and a mature nature reserve setting. Situated between Glenfield and Anstey, the location provides excellent access into the city centre via the A50 and also the convenience of the M1/M69 motorway networks and associated Fosse Retail Park just off the A46 Western bypass.

VIEWINGS
We always like any potential purchaser to follow our four steps

1) Read property description

2) Look at Floorplan

3) Watch our virtual viewing video

4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

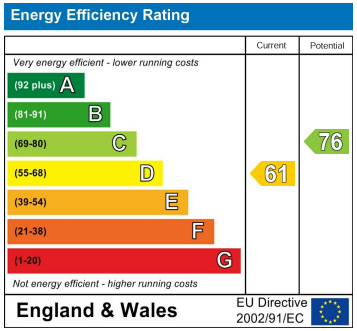
MEASUREMENTS & FLOORPLANS
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

ANTI MONEY LAUNDERING
As part of our legal obligations, we must carry out Anti-Money Laundering (AML) checks on all buyers. Buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. current utility bill, bank statement etc). A fee of £30 per buyer will be charged to cover the cost of these checks. This fee must be paid before the checks are carried out. Please note that this is an agency fee, not a government charge. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. JUDGE ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

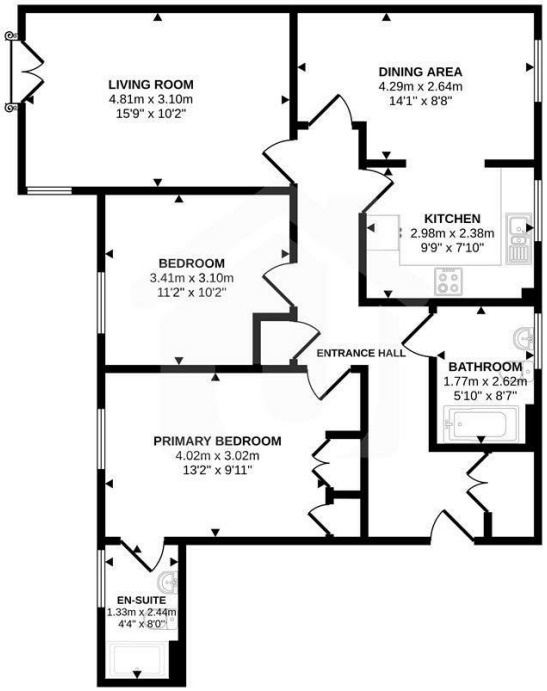








Approx Gross Internal Area
83 sq m / 892 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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VIEWINGS

Viewings strictly by appointment via Judge Estate Agents.
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2. **Look at floorplan**
3. **Watch our virtual viewing video**
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LET'S TALK

0116 236 7000 judgeestateagents.co.uk sales@judgeestateagents.co.uk 13 The Nook, Anstey, Leicester, Leicestershire, LE7 7AZ

All properties are listed on Rightmove, Zoopla & our website.

ZOOPLA rightmove

TERMS & CONDITIONS

Money laundering
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

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5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Judge estate agents limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.