De Montfort Court
Leicester









- TWO BEDROOM BUNGALOW
- SHORT DISTANCE TO VILLAGE CENTRE
- COMMUNAL AREA IN CENTRE OF SMALL DEVELOPMENT
- BUS STOP CLOSE BY
- PURPOSE BUILT FOR THOSE AGED OVER 55 YEARS
- LOW MAINTENANCE GARDEN
- COMMUNAL OFF ROAD PARKING
- COUNCIL TAX BAND - B

Asking price £179,950

https://www.judgeestateagents.co.uk



Located close to the centre of this thriving village comes offered for sale a two bedroom bungalow within a small development purposefully built for those aged over 55 years. Internally this lovely home comprises an Entrance Hall, Living Room, Kitchen, Inner Hall, Two Bedrooms and a Bathroom. There is a Rear, low maintenance garden which is mainly paved and the development grounds offer communal off road parking as well as lawned, seating areas communally for those living in this fantastic collection of bungalows. Judge Estate Agents anticipate a high response so to arrange a viewing please contact our sales team on 01162367000.

ENTRANCE HALL
Having built in cupboard and doors to

KITCHEN
8'9" x 6'11" (2.67 x 2.1)
With a range of wall and base units with roll top work surfaces, sink with mixer tap and splash back tiling, radiator, window and power points.

LIVING ROOM
13'11" x 12'10" (4.24 x 3.91)
Benefiting from window, radiator, power points, feature fire surround, door to the garden and a door to bedrooms:

INNER HALL
There is a fitted cupboard, loft access and doors that lead to:

BEDROOM
11'1" x 10'5" (3.38 x 3.18)
Benefiting from window, radiator, power points and built in wardrobe.

BEDROOM
9' x 6'10 (2.74m x 2.08m)
There is a window, radiator and power points.

BATHROOM
6' x 6' (1.83m x 1.83m)
Comprising from low level WC, wash hand basin, bath with shower over, complimentary tiling, radiator and a window.

GARDEN
The garden is mainly paved with bordered areas, a shed and gate leading out to Hollow Road or the Communal grounds.

PARKING
As you enter De Montford court, there is brick paved access through to communal off road parking.

DEVELOPMENT GROUNDS
The grounds to the front is a well presented and welcoming communal courtyard with seats, lawned and bedded plants to appreciate.

LEASE INFORMATION
- Tenure Type: Leasehold
- Lease Term: 125 years
- Qualifying Age: 55
- Service Charge: £207.78 pcm*











Please be advised that the Scheme is designed for 'Independent Retirement Living' and no care or assistance is provided by Amplius.

ANSTEY VILLAGE

Situated just off the A46 Leicester Western By-Pass which allows for a quick and easy access to the M1 at junction 21a, whilst further north is the A52 to both Nottingham and Grantham. Regular bus services run into Leicester where there is a Main Line railway station. Trains to London (St. Pancras) take from one hour and the East Midlands International Airport is approximately 25 minutes drive away, traffic allowing.

Anstey is a Leicestershire village on the edge of the renowned Charnwood and National Forests with their many scenic country walks and golf courses. The village is situated north-west of Leicester's City centre which is just four miles away. Anstey still retains some of the charm of a traditional village but with easy access to major road routes. The village has a variety of different shops and services making it the commercial centre for surrounding smaller villages. A supermarket is close by and a number of independent, family run business including our office can be found as well as Post Office, Vets, restaurants and a couple of fast food outlets. There is a regular bus service which operates to Leicester, Loughborough, Rothley, Cropston and Quorn. Football and cricket teams are within the village. Anstey also has a GP surgery, dentist and pubs. There are two primary schools (Latimer and Woolden Hill) plus The Martin High School for Secondary Education.

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.

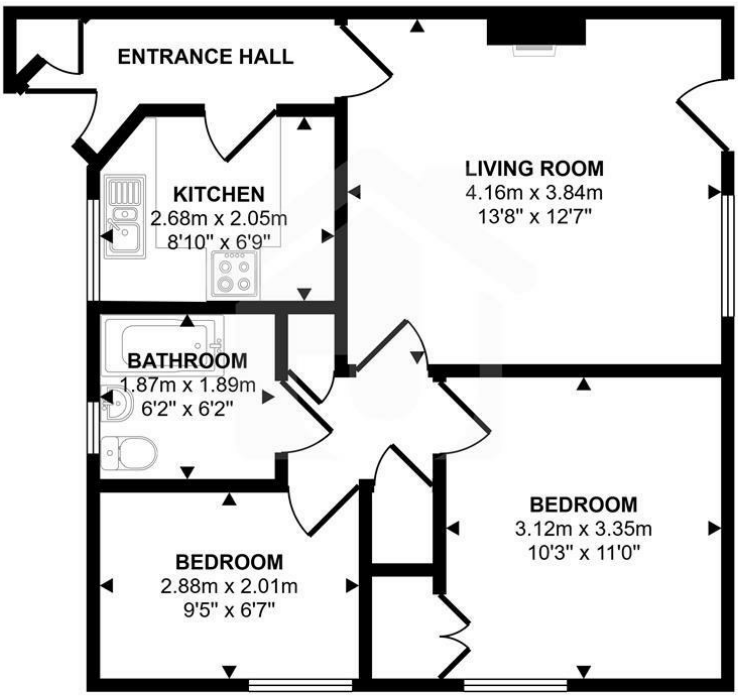
MEASUREMENTS & FLOORPLANS

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

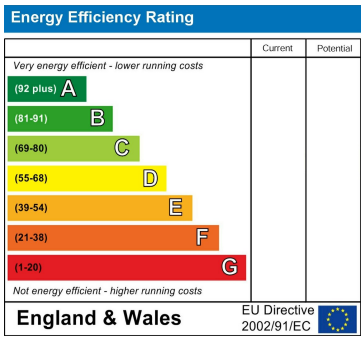
As part of our legal obligations, we must carry out Anti-Money Laundering (AML) checks on all buyers. Buyers will be asked to provide us with photo I.D. (e.g. Passport, driving

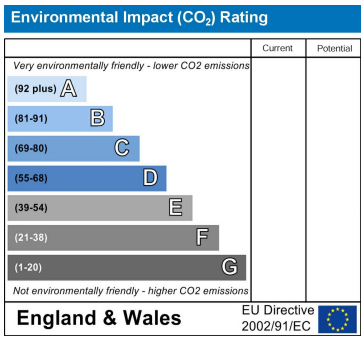




Floorplan

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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