



20 Bailey View  
Groby, LE6 0FF  
£100,000



## 20 Bailey View

Groby, Leicester, LE6 0FF

A modern apartment situated on the first floor of a three storey purpose built apartment block, built approx 2008 and situated close to the heart of this popular village centre with excellent local amenities and excellent road links. Benefiting from full gas central heating and UPVC double glazing, well maintained throughout. Offering open plan living space with entrance hall, open plan living-kitchen, double bedroom and modern shower room. Communal gardens, allotted parking space and additional space for guests. Immediate vacant possession - No Chain. Leasehold - 125 years from 2008. Council tax band A

### Entrance Hall

Accessed via the communal entrance and stairwell. The apartment has it's own solid entrance door, tiled flooring, radiator.

### Living Kitchen

14'9" x 13'3" (4.52m x 4.05m)

UPVC double glazed window, radiator, large store, wall mounted Ideal combination boiler. Fitted with a range of base, drawer & eye level units, work surfaces with upstands, stainless steel sink unit with mixer taps, ceiling mounted extractor fan. Appliances include a recently installed Hotpoint built-in electric oven with 4 ring gas hob and hood. Space and plumbing for washing machine. Tiled flooring to kitchen area, fitted carpet to living area.

### Double Bedroom

10'0" x 8'0" (3.05m x 2.46m)

UPVC double glazed window overlooking front of block and communal gardens, fitted carpet, radiator, built-in wardrobes.

### Refurbished Shower Room

10'4" x 2'10" (3.17m x 0.88m)

Extractor fan, recently refurbished suite comprising of enclosed shower cubicle with mains shower and waterproof wallboarding, pedestal wash hand basin, wc, heated towel rail.

### Outside

Allocated parking for 1 car plus a visitor space.

Communal gardens with lawn, shrubs and brick store for dustbins, bikes etc.

### Groby

Groby (pronounced Grew-Bee) is a sought after village with a population of approx 7,000. One of the main reasons for the village's popularity is the range of schools for all ages, including three primary schools, Brookvale High School and the adjoining Six Form College. There is a busy Everard's pub The

Stamford Arms, ex-servicemens club, a selection of take-aways, St Philip & St James church and a range of local shops. There are many period properties built of local stone and flint including The Old Hall with connections to Lady Jane Grey. There is easy access to M1, A46 & A50 main routes. Groby has access to local beauty spots such as Groby Pool, Martinshaw Woods and numerous recreational areas around the village.

### Local Authority & Council Tax Info (HBBC)

This property falls within Hinckley & Bosworth Borough Council ([www.hinckley-bosworth.gov.uk](http://www.hinckley-bosworth.gov.uk))

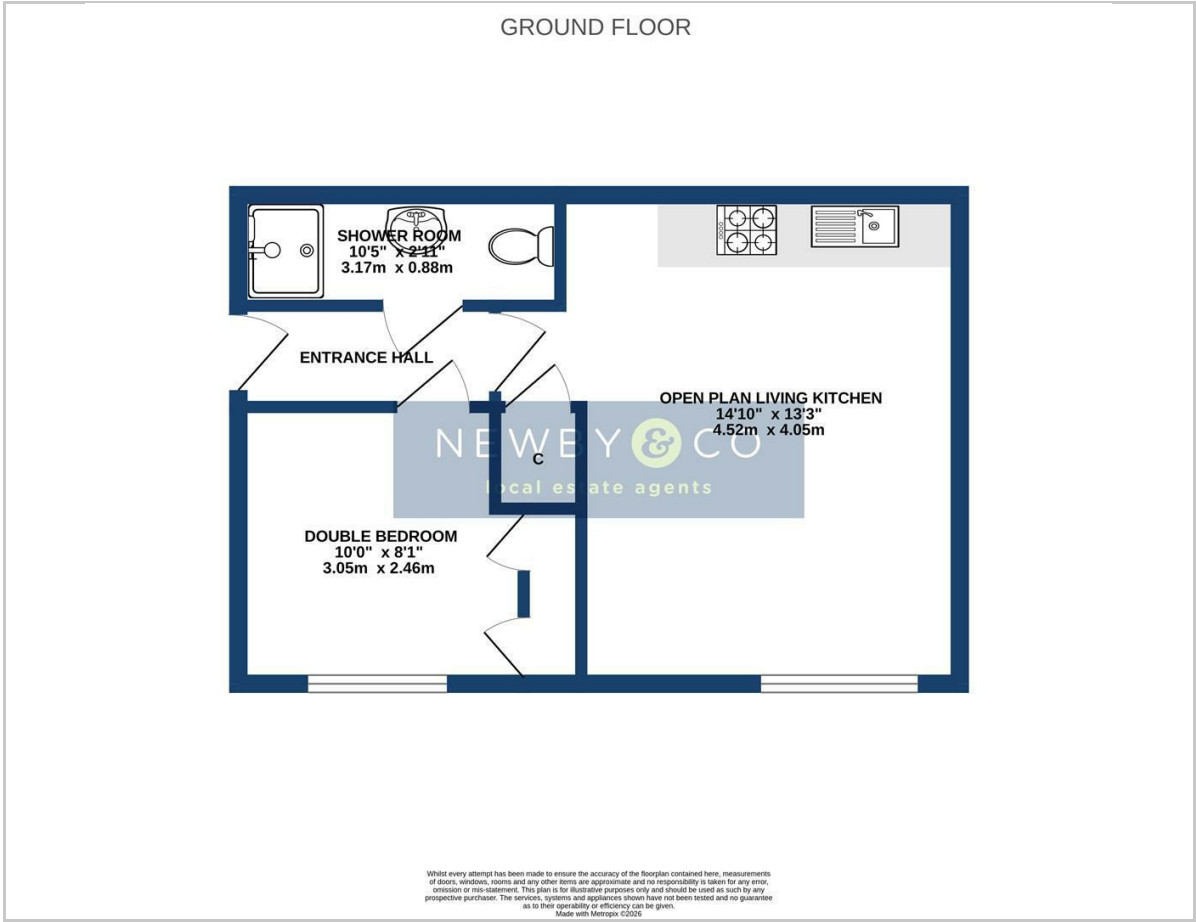
It has a Council Tax Band of A which means a charge of £1612.52 for tax year ending March 2027

Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

For more information regarding school catchment areas please go to [www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)



Floor Plan

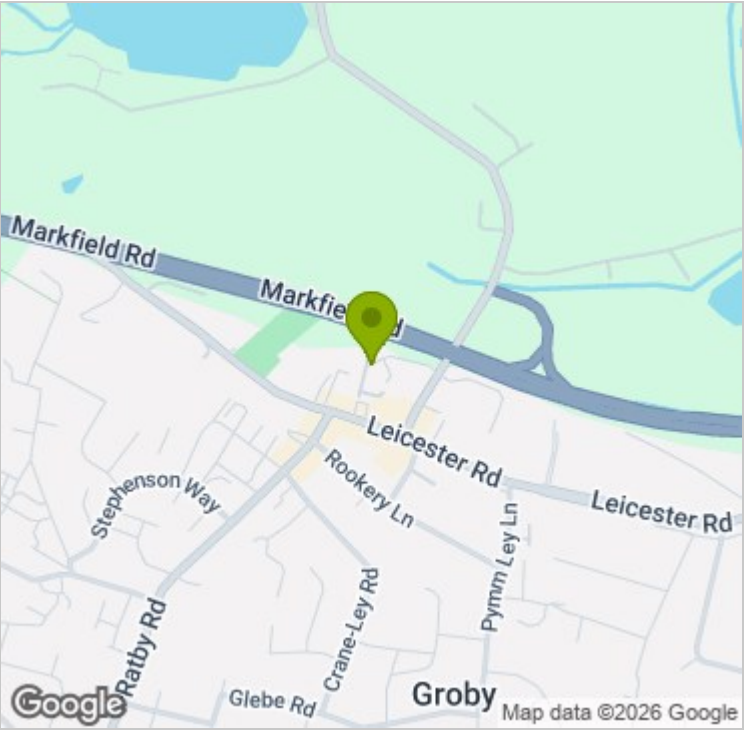


Viewing

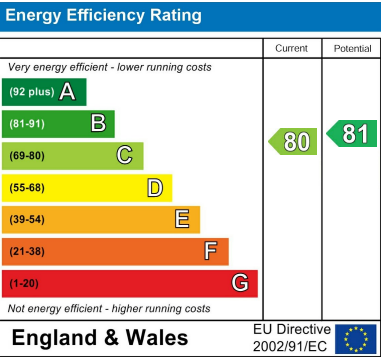
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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