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Telephone 0116 2772277 Email sara@nestestateagents.co.uk
www.nestestateagents.co.uk

Room Sizes

Entrance Vestibule With Stairs to
First Floor

Hall

Living Room

15'43 x 9'08

Kitchen

12'05 max x 8'37 max

Bedroom One

14'46 x 6'41

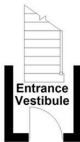
Bedroom Two

8'9 x 9'85

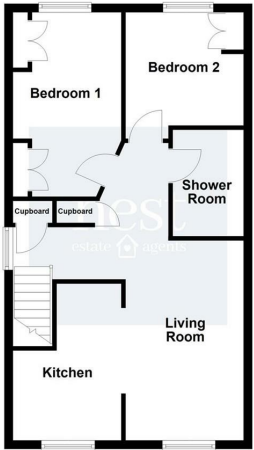
Shower Room

7'19 x 5'52

Ground Floor



First Floor



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 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

FREE PROPERTY VALUATION 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 2772277 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 and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.



Bakery Close, Cosby, Leicester LE9 1ZP

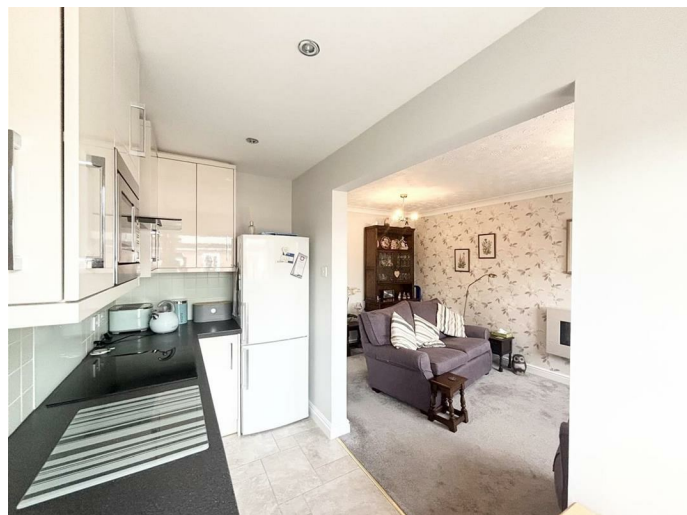
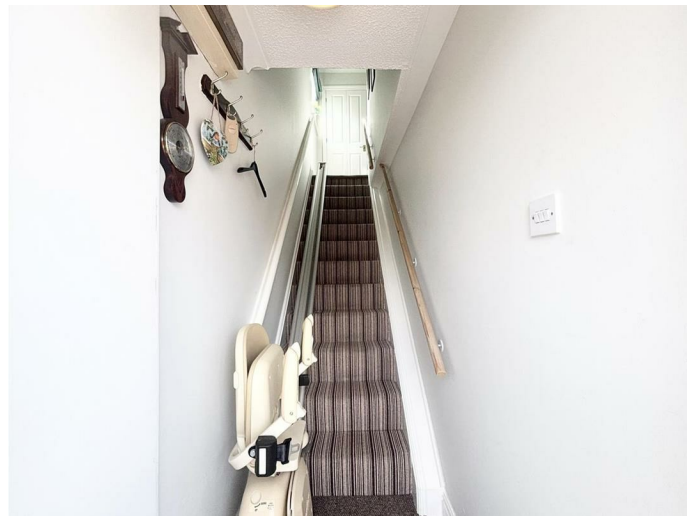
£169,950

The Story Begins

- First Floor Apartment For Overs 55's
- Entrance Vestibule Stairs To Living Space With Stairlift (* can be removed)
- Living Room
- Fitted Kitchen
- Two Bedrooms
- Shower Room
- Communal Garden
- Allocated Parking
- No Upwards Chain
- Share of freehold - Council tax band - A EPC rating - C

Location Is Everything

Set in a Cul de sac location, this wonderful apartment is positioned in the village centre. Cosby is a delightful village with a wealth of character and charm and has a brook running through the heart of the village. You can enjoy being part of the village by taking part in community events such as the annual Cosby duck race. Cosby is situated south of the city with easy connections to the city and the motorway networks. Cosby offers a wealth of local amenities including, shops ideal for day to day shopping, pharmacy, restaurants, public houses, golf course and the reputable Cosby Primary School.



Inside Story

We are thrilled to present an exciting opportunity to acquire an over 55's. two bedroom first floor apartment situated in the heart of Cosby. With spacious allocated parking, this property offers a wonderful blend of comfort and modern living, making it an ideal home. Upon entering, you are welcomed into an entrance vestibule that leads to a staircase ascending to the first floor. There is a stair lift in situ, that can be removed if not needed. Once you reach the top of the stairs, you'll find a bright and airy hall that provides access to the rooms in the apartment. The spacious living room is perfect for relaxation and entertaining, filled with natural light that creates an inviting atmosphere. Adjacent to the sitting room is a modern kitchen that has been re-fitted. This well-appointed kitchen features stylish wall and base units for ample storage, a convenient sink and drainer, and plenty of worktop space for meal preparation, alongside a fitted in Neff oven and microwave. The useful washing machine is plumbed into the cupboard at the top of the stairs and the tumble dryer is fitted and vented from the cupboard opposite the shower room. The apartment boasts two generous double bedrooms, both of which provide comfortable spaces for furnishings and personal touches. Bedroom Two has loft access with fitted ladder, which can be very useful for extra storage. This lovely home contains a modern shower room that includes a double walk in shower cubicle, a wash hand basin, and a low-level WC. Completing this property, is the very well looked after, peaceful communal garden that is the perfect place to wind down and relax. With its contemporary design and convenient location in Cosby, this apartment is a fantastic opportunity that should not be missed. Share of the freehold - £30 PCM covers the maintenance, road and street lighting. Reviewed annually with the shareholders.

