

## FOR SALE

### Scraptoft Hall, Church Hill Scraptoft, Leicester LE7 9TW



### ASKING PRICE: £250,000

- A Character Filled & Beautiful, Third Floor, Two Bedroom Apartment Situated Within a Former Georgian Manor House
- Prestigious Scraptoft Hall Location, Within a Conservation Area
- High Ceilings, Character Sash Windows & Well-Proportioned Accommodation
- Secure Basement Storage
- Intruder Alarm & Secure Video Door Entry System
- Communal & Private Entrance Hall, Open Plan Living & Dining Room, Fitted Kitchen With Integrated Appliances, Master Bedroom with Fitted Wardrobes, Further Bedroom & Luxury Shower Room
- Allocated Parking
- Conservation Double Glazing & Under Floor Heating Throughout
- Mature Landscaped Gardens



## Location

Situated within the prestigious Scraptoft Hall on Church Hill, this property boasts a beautiful setting within a former Georgian Country Manor House. The property is located within a conversation area, near to All Saints Church and is surrounded by mature landscaped gardens and open green spaces. The property benefits from a blend of everyday convenience and a peaceful village atmosphere. Nearby amenities include shops, local schooling, recreational facilities such as Scraptoft Golf Club being within a 5-minute drive, and much more, whilst the surrounding area offers attractive green spaces and scenic walks. The property is situated within easy reach of Leicester City Centre and benefits from excellent transport links to the A47, A46 and M1, making it ideal for commuters.

## Description

Situated on the third floor of the highly regarded Scraptoft Hall on Church Hill, this exceptional two-bedroom apartment forms part of a beautifully converted Grade II Listed Country Manor House, which has been carefully resorted to provide apartments boasting a wealth of character and original features including high ceilings, sash windows and well-proportioned accommodation throughout, complemented by a range of modern features such as conservation double glazing and underfloor heating throughout.

The accommodation briefly comprises; a communal entrance hall with restored timber panelling leading to a private entrance hall for the apartment, with secure video entry system and an intruder alarm, an open plan living and dining room which boasts ample natural light and views over the mature landscaped gardens and a well-appointed fitted kitchen with integrated appliances and views over the original driveway. The apartment offers two well-proportioned bedrooms, including a superb master bedroom with fitted wardrobes, alongside a second bedroom ideal for guests or home office use, and a luxurious shower room. Externally, beautifully maintained mature landscaped communal gardens, creating a peaceful and picturesque setting, and one allocated parking space with visitor parking.

## Accommodation

*All measurements are approximate:*

### Entrance Hall

Communal entrance hall with restored timber panelling and marble floor. Apartment 14 is entered via a private entrance hall.

### Living Room/Dining Room - 21' 4" x 20' 5" (6.50m x 6.22m)

Dual aspect sash windows, power points, pendant light fittings.

### Kitchen - 19' 0" x 7' 10" (5.79m x 2.39m)

Sash windows to side with views of the original driveway, wall mounted units, base units and drawers, four burner induction hob with extractor fan over and splashback surround, electric oven and grill, stainless steel sink with mixer tap, integrated appliances including fridge freezer, dishwasher and washing machine, tile splashback surrounds, power points, pendant light fitting.

### Master Bedroom - 15' 1" x 14' 3" (4.59m x 4.34m)

Sash windows to side, fitted wardrobes, power points, pendant light fittings.

### Bedroom Two - 12' 4" x 10' 0" (3.76m x 3.05m)

Sash window to side, power points, pendant light fitting.

### Shower Room - 10' 2" x 5' 4" (3.10m x 1.62m)

Luxury shower room with large shower cubicle, low level WC, large wash hand basin with mixer tap and vanity unit underneath, wall mounted mirror unit with LED lighting, tile splashback surrounds, pendant light fitting.

## Outside

Allocated parking for one vehicle with visitor parking.

## Tenure

Leasehold.

We have been advised that there is a 215-year lease from 2014, with 203 years remaining.

Service charge: £1,349.88 twice yearly

(Common sum for the reserve: £500 included in SC)

Ground rent: £0 per annum

Building insurance: £900 per annum (included in SC)

Maintenance of grounds: £450 per annum

## EPC

Band C.

## Council Tax

The property falls within Band C.

## Services

The services, fittings and appliances (if any) have not been tested by the agents.

## Local Authority

Harborough District Council.

## Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

Email: [info@shonkibrothers.com](mailto:info@shonkibrothers.com)



## THIRD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Blueprints 12/2020

**Important Information:** All statements contained in these particulars are provided in good faith and are believed to be correct but their accuracy is not guaranteed. These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Shonki Brothers Ltd or its employees or agents.

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Neither Shonki Brothers Ltd nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars.

The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

**Health & Safety:** You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB  
REGISTERED NUMBER: 5393795  
VAT NUMBER: 856 0294 16

