



Bailey View, Groby, LE6

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£120,000



Key Features

- One double bedroom
- First floor modern apartment
- Desirable village location, just a short drive from Bradgate Park
- Allocated parking space as well as visitor parking (first come, first serve basis)
- Built by reputable builder Taylor Wimpey
- Lease Term: 125 years from 1 January 2008
- EPC rating C
- Leasehold





Situated on a popular Taylor Wimpey development, this much improved one double bedroom modern first floor apartment is a perfect first purchase that must be viewed in person to be truly appreciated. Boasting gas central heating and double glazing, the layout includes an entrance hall, living kitchen diner, double bedroom and shower room. Externally there are communal gardens, allocated parking space and visitor parking available on a first come first serve basis. The property enjoys a sought after position on the outskirts of Groby being within walking distance of local amenities, whilst also being only a short drive from the glorious scenery associated with Bradgate Park.

Welcome to your new home

Accessed via a secure entry system, the property opens into a well-maintained communal hall with stairs leading to the first floor.

Upon entering the apartment, you are welcomed by a bright entrance hallway providing access to the spacious open-plan living kitchen diner, an ideal setting for both relaxing and entertaining.

The kitchen area is thoughtfully fitted with a range of base, drawer and eye-level units, complemented by work surfaces with upstands and a stainless steel sink with mixer tap. Additional features include a ceiling-mounted extractor fan, a built-in electric oven by Hotpoint, a four-ring gas hob with hood, and space with plumbing for a washing machine.

The double bedroom is generously proportioned and benefits from built-in storage, providing excellent practicality.

Completing the accommodation is a modern shower room comprising an enclosed shower cubicle with mains shower and waterproof wall boarding, pedestal wash hand basin, WC, and heated towel rail.

Outside

Communal gardens being mainly laid to lawn with patio area and bike store. There is allocated parking for one car as well as visitor parking on a first come first serve basis.

Location

Groby is a well-served village situated on the edge of Charnwood Forest, offering a range of local facilities and everyday amenities.

The nearby A50 and A46 provide excellent transport links, affording convenient access to the M1 motorway, Leicester city centre, and the neighbouring centres of Loughborough.

For those who enjoy outdoor pursuits, local attractions include the nature reserve and lake at Groby Pool, as well as the renowned Bradgate Park located near the picturesque village of Newtown Linford.

Tenure & Council Tax

We understand the property to be LEASEHOLD with vacant possession upon completion.

Ground Rent - £200 Annual

Service Charge - £2012.39

Length Of Lease - 107 Years Remaining (125 years from 1 January 2008)

Please Note: These figures are given in good faith and should be checked via your legal conveyancer before purchase.

Hinckley & Bosworth - Tax Band A. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

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you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

Making an Offer

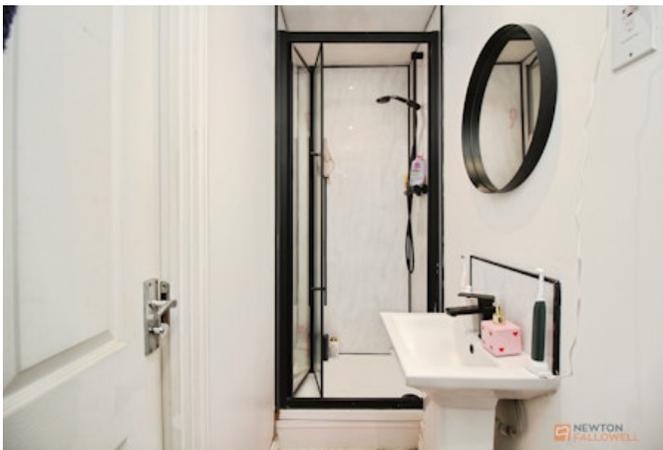
“We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.”

Agents Note

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Referrals

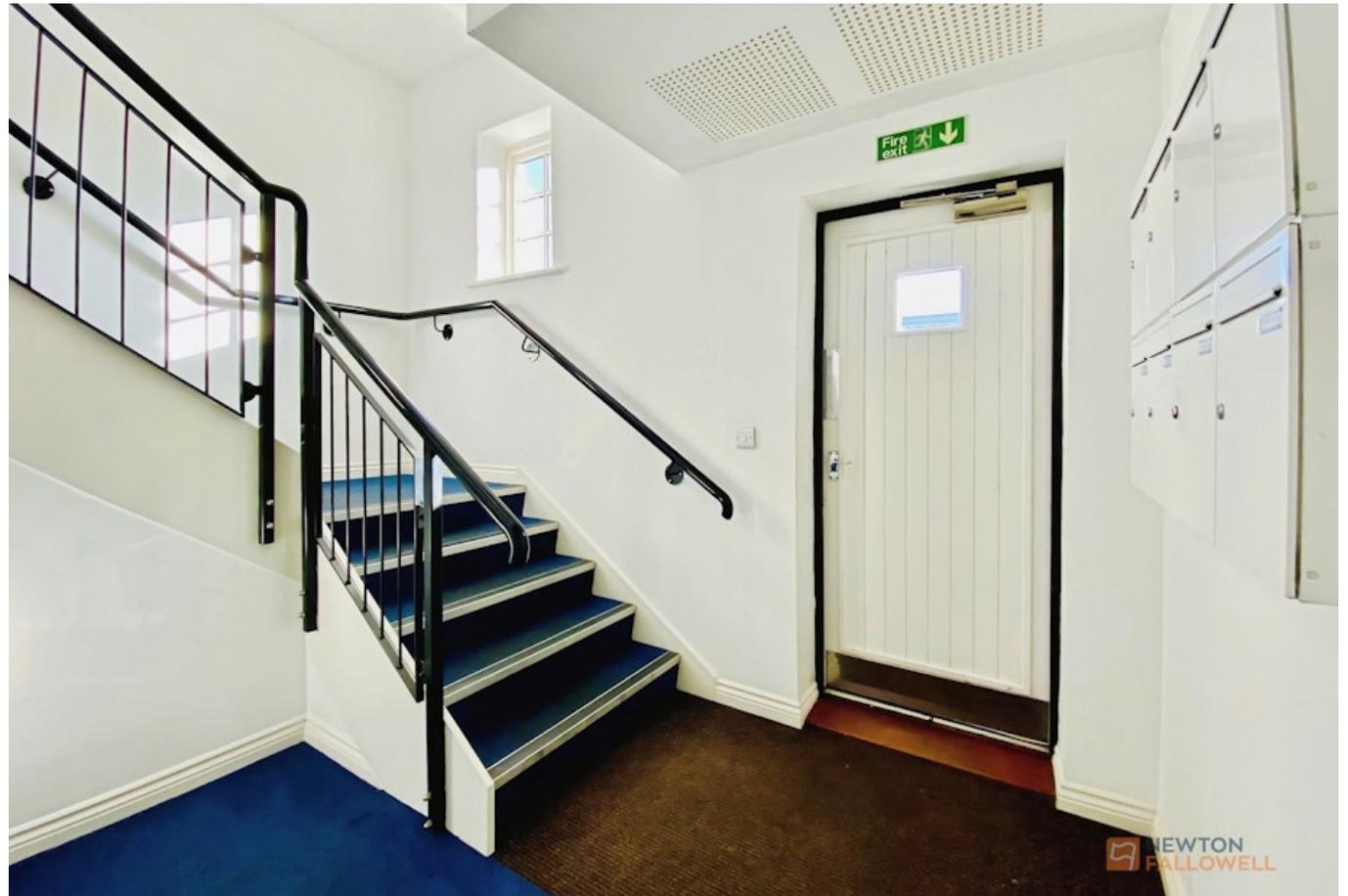
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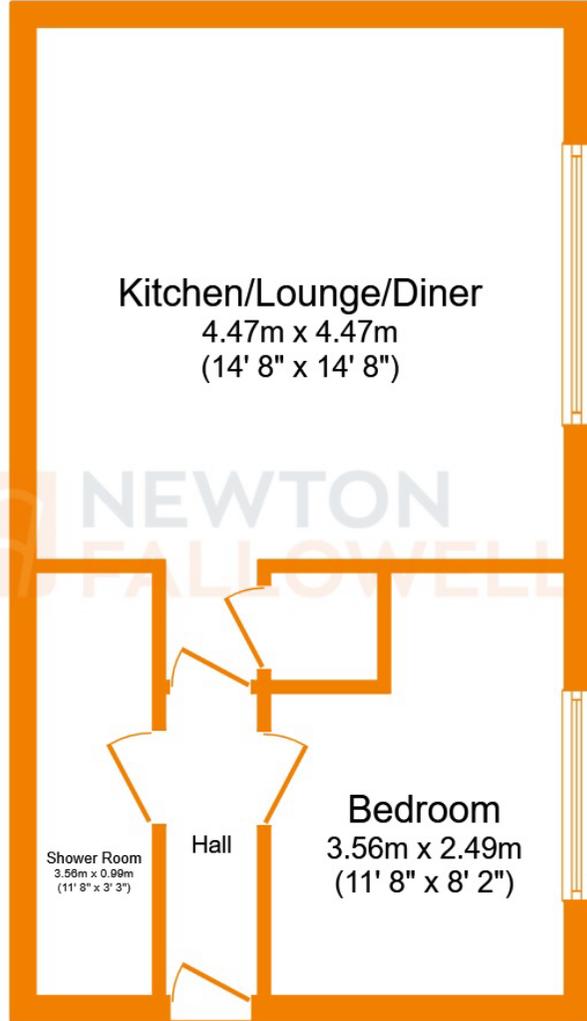


out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

Free Property Valuations

If you have a house to sell then we would love to provide you with a free no obligation valuation.





Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

