

1a Lutterworth Road Blaby, Leicester, LE9 1RG

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ESTATE AGENTS

## Room Sizes

### Entrance Hallway

### Living Area

15'3" x 9'1"

### Breakfast Kitchen

12'0" x 8'2"

### Bedroom One

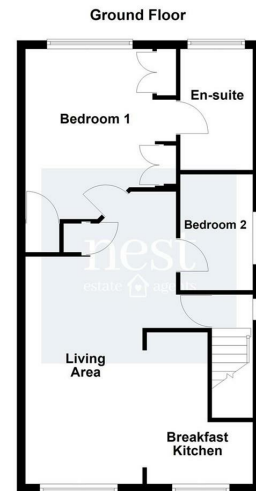
14'2" x 11'8"

### Bedroom Two

7'3" x 5'6"

### En-Suite

9'10" x 5'8"



**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

£180,000

# The Story Begins

- First Floor Apartment For Overs 55's
- Entrance Vestibule Stairs To Living Space
- Open Living Area
- Fitted Breakfast Kitchen
- Storage Cupboards
- Two Bedrooms
- En-Suite Bathroom
- Communal Garden
- Allocated Parking
- Freehold EPC - C Council Tax Band - A

# 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 delighted to offer for sale this well-presented over-55s two-bedroom first floor apartment, ideally located in the heart of Cosby. Benefitting from spacious allocated parking and a peaceful setting, the property provides an excellent blend of comfort and modern living.

The accommodation is accessed via a private entrance vestibule with stairs rising to the first floor. At the top, a bright and airy hallway gives access to all rooms. The living room is filled with natural light, creating a warm and inviting space ideal for relaxation and opens into a well-appointed breakfast kitchen.

The contemporary kitchen features a range of wall and base units with marble worktops, alongside integrated appliances including an oven, grill, microwave, fridge freezer, induction hob and extractor fan. There is also ample space for dining. A useful storage cupboard off the hallway offers additional space and plumbing for a washing machine.

The master bedroom is a spacious with built-in wardrobes and an additional storage cupboard, and benefits from an en-suite comprising a walk-in shower, bath, WC and wash hand basin. The second bedroom is a comfortable single room, also featuring built-in wardrobes.

Externally, residents can enjoy a beautifully maintained communal garden, providing a relaxing outdoor space. Further benefits include a share of the freehold, with a monthly charge of £30 covering maintenance, road upkeep and street lighting, reviewed annually by the shareholders.

This attractive apartment, set within a desirable Cosby location, represents a fantastic opportunity for those seeking a low-maintenance and well-connected home.

