JUDGE
ESTATE AGENTS

46 GYNSILLS HALL STELLE WAY, GLENFIELD LE3 8HP

£200,000
LEASEHOLD

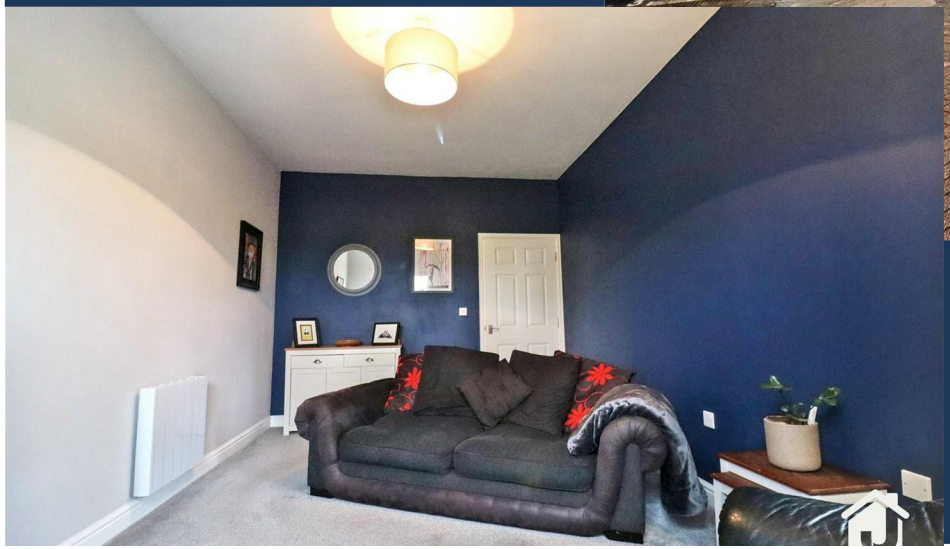
0116 236 7000

sales@judgeestateagents.co.uk

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13 The Nook, Anstey, Leicester,
Leicestershire, LE7 7AZ





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JUDGE ESTATE AGENTS ARE HAPPY TO OFFER TO THE MARKET THIS VERY WELL PRESENTED TWO BEDROOM FLAT. THE PROPERTY IS PART OF THE STUNNING GYNSILLS HALL THAT RESIDES UPON A LOVELY SPOT WITHIN GLENFIELD OFFERING LIKS TO THE A46, A50 AND M1 AND LOCAL EMPLOYERS COUNTY HALL AND GLENFIELD HOSPITAL. WITH ELECTRIC GATE PROVIDING ACCESS TO THE CAR PARK WITH A PARKING BAY ALLOCATED FOR EACH APARTMENT AND AMPLE VISITOR PARKING. THERE IS ALSO A FULLY INTEGRATED INTERCOM SYSTEM ALLOWING REMOTE ACCESS TO THE BLOCK. THE APARTMENT ITSELF COMPRISES; ENTRANCE HALL PROVIDING ACCESS TO A LIVING ROOM, KITCHEN THROUGH TO DINING ROOM, TWO DOUBLE BEDROOMS, AN EN-SUITE SHOWER ROOM OFF OF THE PRIMARY BEDROOM AND A SEPARATE BATHROOM. AN INTERNAL VIEWING COMES HIGHLY RECOMMENDED TO FULLY APPRECIATE.







ENTRANCE HALL
With an electric storage heater, fitted cupboard, power point and doors that lead to:

LIVING ROOM 16' x 10'
Benefiting from two windows, power points and an electric storage heater.

KITCHEN 10' x 7'11
Having a range of wall and base units and work surfaces, sink with a mixer tap, integral double oven, hob with extractor fan, window, power points and access through to:

DINING 14' x 9' - 6'
Benefiting from a window, power points and an electric storage heater.

PRIMARY BEDROOM 13' x 10'
Having a window, fitted wardrobe, power points, electric storage heater and a door that leads to:

EN-SUITE
Comprising a low level WC, wash hand basin, walk in shower, complimentary tiling, radiator and a window.

BEDROOM 11' x 10'
Benefiting from a window, power points and an electric storage heater.

BATHROOM
Comprising a low level WC, wash hand basin, bath, radiator, complimentary tiling and a window.

PARKING
There is an allocated off road parking space.

LEASEHOLD INFORMATION
The seller has informed us of the following:
Service Charge: £2,928.26- per annum
Ground Rent: £50 - per annum
Lease: 999 years since 1999
Please call 01162 367000 for further information and guidance before proceeding with conveyancing.

COMMUNAL GROUNDS
There are eye-catchung and well established open grounds, with electric gated parking with an allocated space and ample visitor parking.

LOCATION
Gynsills Hall is a landmark building of modern and classical proportions, designed by David Wilson Homes in 2001, located in an elevated position in a delightful communal gardens and a mature nature reserve setting. Situated between Glenfield and Anstey, the location provides excellent access into the city centre via the A50 and also the convenience of the M1/M69 motorway networks and associated Fosse Retail Park just off the A46 Western bypass.

VIEWINGS
We always like any potential purchaser to follow our four steps

1) Read property description

2) Look at Floorplan

3) Watch our virtual viewing video

4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

MEASUREMENTS & FLOORPLANS
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

ANTI MONEY LAUNDERING
As part of our legal obligations, we must carry out Anti-Money Laundering (AML) checks on all buyers. Buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. current utility bill, bank statement etc). A fee of £30 per buyer will be charged to cover the cost of these checks. This fee must be paid before the checks are carried out. Please note that this is an agency fee, not a government charge. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

1. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

2. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

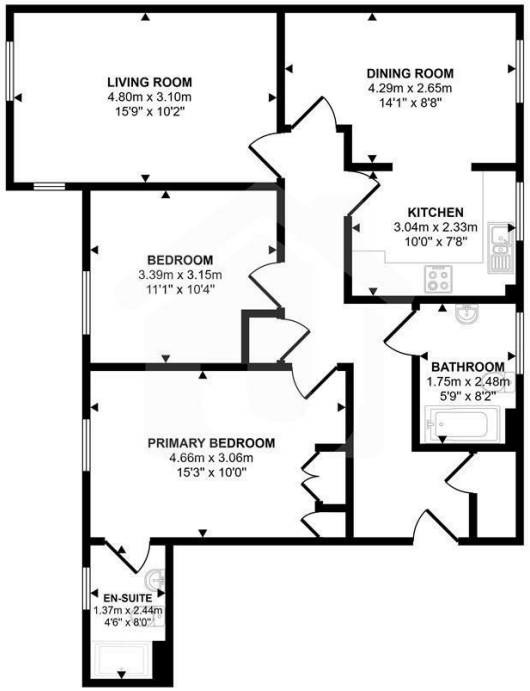
3. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

4. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. JUDGE ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



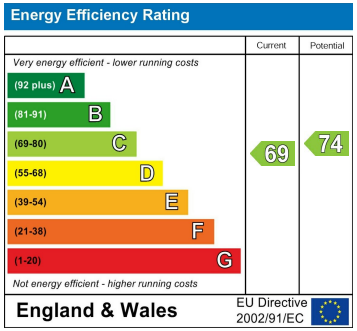


Approx Gross Internal Area
82 sq m / 885 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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VIEWINGS

Viewings strictly by appointment via Judge Estate Agents.
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2. **Look at floorplan**
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LET'S TALK

0116 236 7000 judgeestateagents.co.uk sales@judgeestateagents.co.uk 13 The Nook, Anstey, Leicester, Leicestershire, LE7 7AZ

All properties are listed on Rightmove, Zoopla & our website.

ZOOPLA rightmove

TERMS & CONDITIONS

Money laundering
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

1. Money laundering regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Judge estate agents limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.