



- ONE BEDROOM APARTMENT
- POWERED GATE ACCESS FOR VEHICLE
- EXPOSED BEAMS & BRICKWORK FEATURES
- ALLOCATED OFF ROAD PARKING SPACE
- CLOSE TO HEART OF VILLAGE
- COUNCIL TAX BAND - C

Asking price £159,950

<https://www.judgeestateagents.co.uk>



The building originally a Victorian factory, now a popular, individual residential block of unique and original properties. This one in particular is ideal for a first time buyer offering a mix of the original industrial build and modern living. In brief the property benefits from communal Entrance with a stairway to the front door leading to the open plan, Living/Kitchen area, Bedroom, Bathroom and Mezzanine. To the outside there are well grounds having secured gated access for off road parking. Viewing comes highly recommended to appreciate.

ENTRANCE

Having communal door leading to a staircase having access to:

LIVING/KITCHEN

20'11" - 17'1" x 20'3" - 9'6" (6.38 - 5.21 x 6.17 - 2.90)
Benefitting from three windows to the front aspect, radiators, power points, Stairs to the Mezzanine, access to Kitchen area that has a range of wall and base units with work surfaces, sink with mixer tap and splash back tiling, integral oven, hob with extractor fan, integral fridge, freezer, integral dish washer and washing machine and there is also stairs leading to:

MEZZANINE

12'1" x 11'3" (3.68 x 3.43)
Having radiator, power points and velux windows to the side aspect and glass divide to the front aspect.

BEDROOM

10'5" x 9'9" (3.18 x 2.97)
Benefitting from two skylights, radiator, power points and fitted wardrobes.

BATHROOM

Comprising from a low level WC, Wash hand basin, Bath, complimentary tiling, Spot lighting and Heated towel rail.

OUTSIDE

There is a communal garden being well presented and decked pathway leading to the parking and allocated shed and drying area.

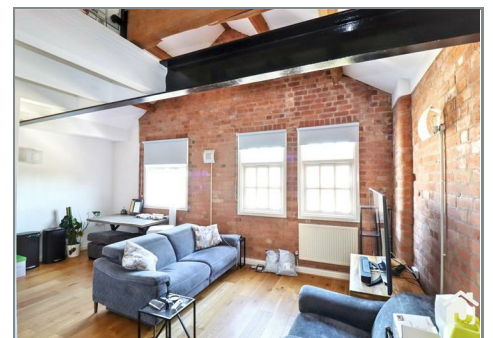
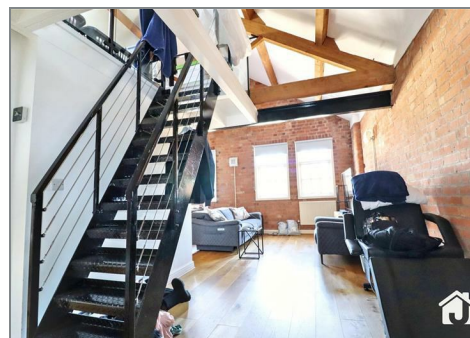
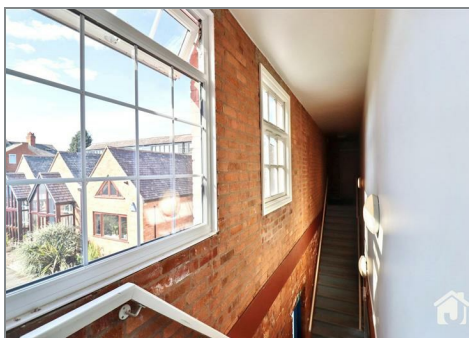
PARKING

Having secure gated access to the car park. (Please see photos)

LEASE INFORMATION

ANSTEY VILLAGE

Situated just off the A46 Leicester Western By-Pass which allows for a quick and easy access to the M1 at junction 21a, whilst further north is the A52 to both Nottingham and





Grantham. Regular bus services run into Leicester where there is a Main Line railway station. Trains to London (St. Pancras) take from one hour and the East Midlands International Airport is approximately 25 minutes drive away, traffic allowing.

Anstey is a Leicestershire village on the edge of the renowned Charnwood and National Forests with their many scenic country walks and golf courses. The village is situated north-west of Leicester's City centre which is just four miles away. Anstey still retains some of the charm of a traditional village but with easy access to major road routes. The village has a variety of different shops and services making it the commercial centre for surrounding smaller villages. A supermarket is close by and a number of independent, family run business including our office can be found as well as Post Office, Vets, restaurants and a couple of fast food outlets. There is a regular bus service which operates to Leicester, Loughborough, Rothley, Cropston and Quorn. Football and

cricket teams are within the village. Anstey also has a GP surgery, dentist and pubs. There are two primary schools (Latimer and Woollen Hill) plus The Martin High School for Secondary Education.

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

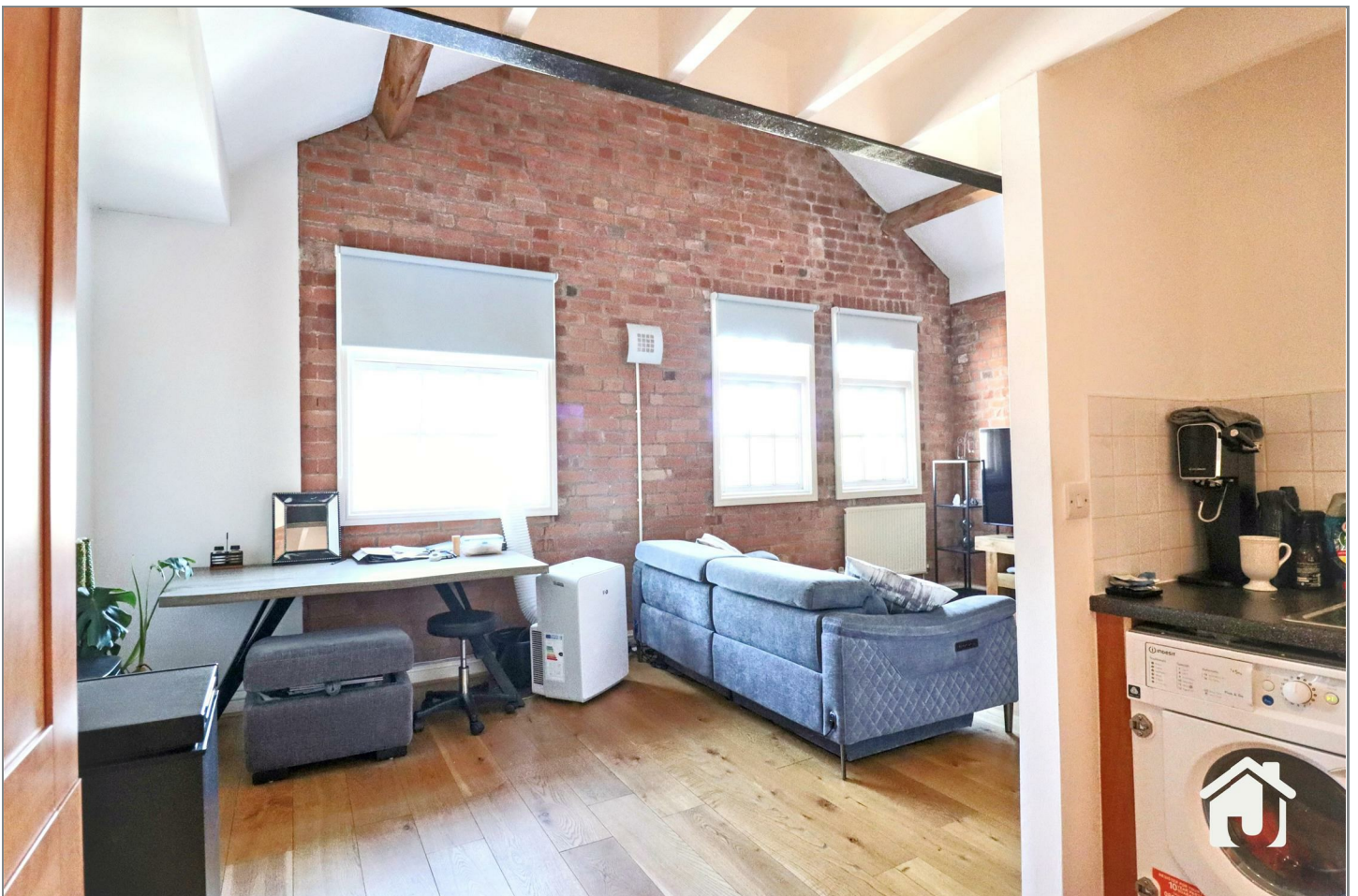
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. 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.

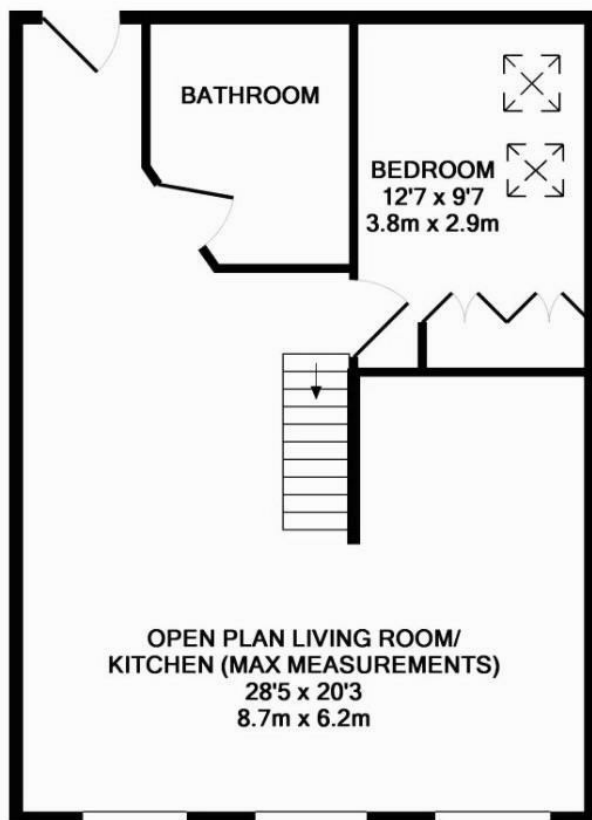
ANTI MONEY LAUNDERING

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.

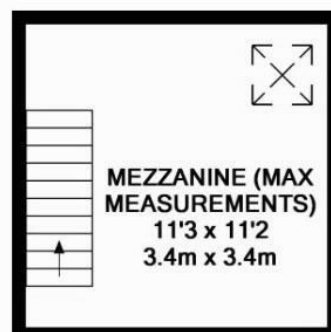
DISCLAIMER

In accordance with current legal requirements, all prospective purchasers are required to undergo an





1ST FLOOR



MEZZANINE

