

FLOOR PLAN

DIMENSIONS

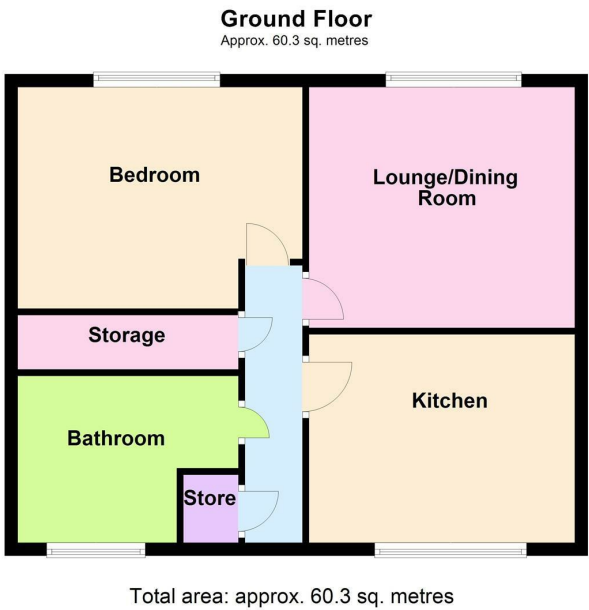
Kitchen
12'4 x 9'0 (3.76m x 2.74m)

Lounge / Dining Room
12'4 x 12'4 (3.76m x 3.76m)

Bedroom One
11'2 x 11'2 (3.40m x 3.40m)

Modern Bathroom
6'11 x 5'1 (2.11m x 1.55m)

Storage Room



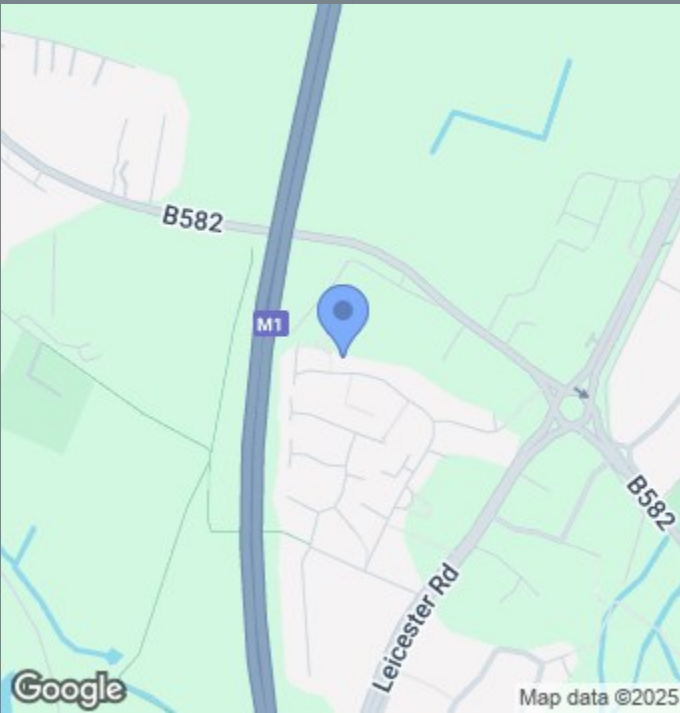
OVERVIEW

- One Bedroom Apartment
- First Floor Level
- Completely Renovated Throughout
- Amazing new Kitchen
- 125 years on Lease from 2002
- £10 annual ground rent
- Service Charge £507.67
- Council Tax Band - A
- EPC - C
- No Onward Chain

LOCATION LOCATION....

Queens Drive is situated in the heart of Enderby, a well-connected and increasingly popular village in Leicestershire, known for its balance of suburban calm and urban accessibility. The area is predominantly residential, offering a mix of homes including mid-century builds, terraced housing, and some newer developments, making it attractive to families, first-time buyers, and investors alike.

Enderby itself boasts a strong sense of community, with local shops, cafes, pubs, and essential amenities all within easy reach. Residents of Queens Drive benefit from close proximity to Fosse Park Shopping Centre, one of the region’s largest retail hubs, as well as Grove Park and Meridian Leisure Park, which offer cinemas, restaurants, and gyms.



THE INSIDE STORY

Offered to the market with no onward chain, this beautifully renovated one-bedroom first floor flat on Queens Drive, Enderby is perfect for first-time buyers or investors alike.

The property has been completely modernised throughout, boasting a brand new boiler, updated electrics, and an impressive contemporary kitchen with sleek, integrated appliances.

Upon entering, you're welcomed by a bright entrance hall, leading to a handy storage cupboard and a spacious walk-in storage room, ideal for coats, bikes or household items.

The modern bathroom has been stylishly finished and features a shower over the bath, sink, and WC. The generous living area is light and welcoming, perfect for relaxing or entertaining.

A standout feature is the secure intercom entry system, allowing you to greet and grant access to guests from the comfort of your home.

Set in a convenient location within walking distance of local amenities, with excellent transport links and access to major roads, this is a superb opportunity to step onto the property ladder or add a solid investment to your portfolio.

