



- ONE BEDROOM APARTMENT
- ALLOCATED OFF ROAD PARKING SPACE
- STYLISH DESIGN
- INDUSTRIAL THEME

- GATED DEVELOPMENT
- EN-SUITE BEDROOM
- IDEAL FOR ACCESS TO VILLAGE SHOPS & AMENITIES
- COUNCIL TAX BAND - C

Asking price £169,950

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



Being within a gated development known as The Shoemakers a converted conversion comes offered for sale this well presented and industrial themed one bedroom duplex apartment. The property is approached via gated access to the allocated off road parking and then via steps there is a communal front garden with a decked walkway that is entered via a well designed porch that takes you into open plan Living/Dining/Kitchen area where there is a hallway leading to the Ground floor Bathroom. In between the Living and Kitchen Dining areas there is a staircase that leads up to a mezzanine Bedroom with an En-Suite Shower room. The property appreciates exposed brickwork and beams and is a Leasehold property. A viewing comes highly recommended to fully appreciate.

SERVICE CHARGE INFORMATION

The seller has confirmed he pays the following (approx):
£1,900 per annum to include building Ins, ground rent & service charge.

The managing agents are 'Butlin Property Services'
For further information please call: 01162 367000

ENTRANCE PORCH

With access that leads to:

LIVING ROOM AREA

17'2 x 12'2 (5.23m x 3.71m)

There is a radiator, power points, stairs leading to the mezzanine bedroom and access that leads through to:

KITCHEN/DINING AREA

14'2 - 7'10 x 12'1 - 8'4 (4.32m - 2.39m x 3.68m - 2.54m)

Having power points, radiator hallway leading through to the Bathroom and to the Kitchen area there is a range of wall and base units with work surfaces, sink with mixer tap and drainer, integral oven, hob with extractor fan, integral fridge/freezer, integral dishwasher and power points.

BATHROOM

8'4 x 6'3 (2.54m x 1.91m)

Comprising a low level WC, wash hand basin, bath, V lux skylight, complimentary tiling and exposed brick wall.

MEZZANINE BEDROOM

15'4 - 11'5 x 12'1 (4.67m - 3.48m x 3.68m)

This lovely open room appreciates high level windows, V-Lux skylight, power points, radiator, built in cupboard, beams and exposed brick wall and a door that leads to:

EN-SUITE

Comprising a low level WC, wash hand basin, walk in shower, complimentary tiling and a heated towel rail.

COMMUNAL AREAS

There is a well maintained communal garden area which is mainly laid to lawn garden. There is also an allocated storage area to the rear of the buildings.





PARKING

There is allocated secure parking that is set behind electric gates with visitor spaces.

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

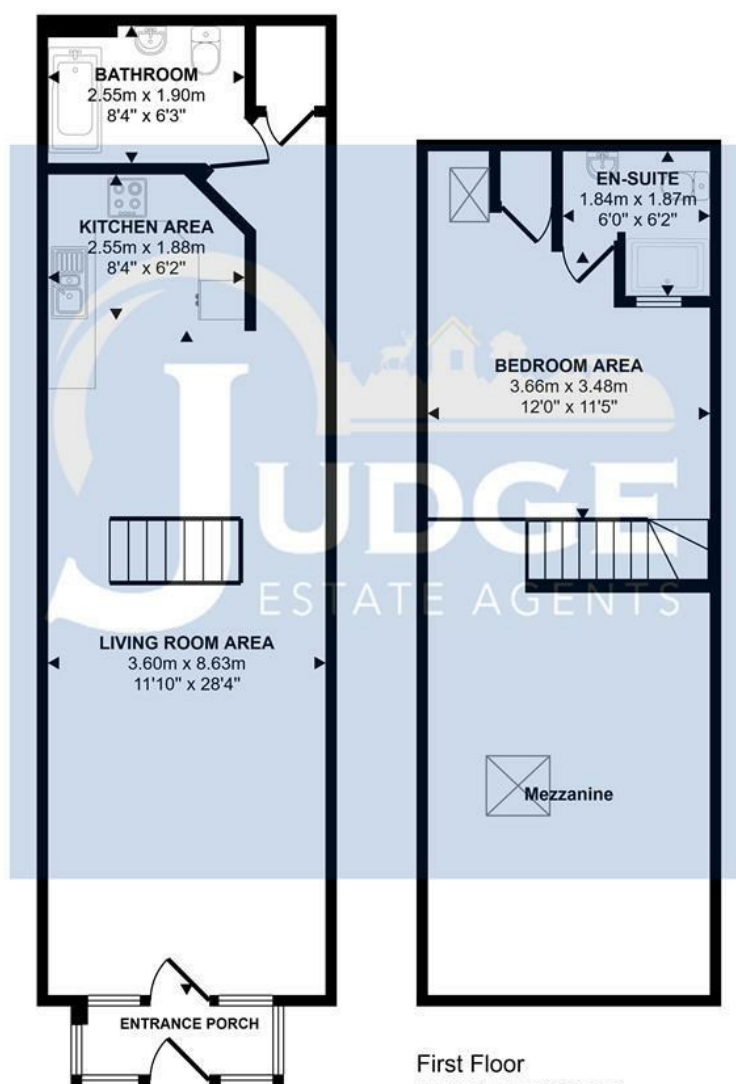
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale.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

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



Approx Gross Internal Area
67 sq m / 725 sq ft



First Floor
Approx 19 sq m / 207 sq ft

Ground Floor
Approx 48 sq m / 518 sq ft

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	76
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

