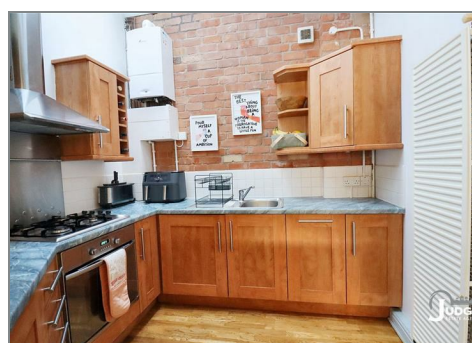
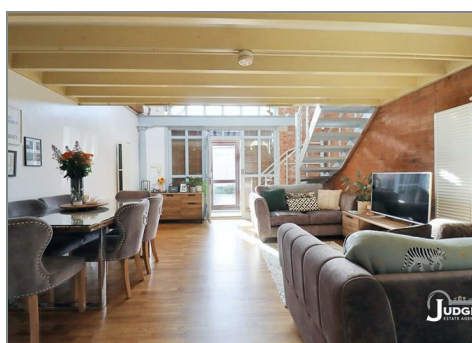
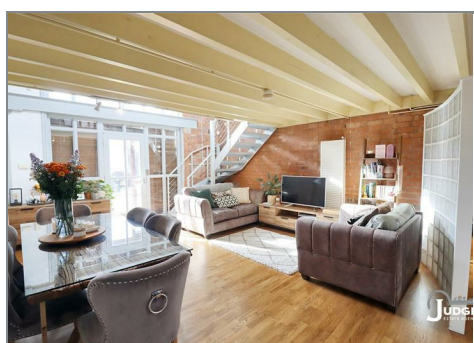




- TWO BEDROOM APARTMENT
- POWERED GATED ACCESS
- ROOF TERRACE
- VERY WELL PRESENTED PROPERTY

- BESPOKE DESIGN WITH INDUSTRIAL THEME
- ALLOCATED PARKING SPACE
- EN-SUITE TO MEZZANINE BEDROOM
- COUNCIL TAX BAND - C

Price guide £225,000

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



Forming part of The Shoemakers development in this highly favourable North Leicestershire village comes offered for sale this impressive two bedroom apartment. Accessed via remote gates from Forest Gate you will find your allocated off road parking space. A path leads from the parking area through pleasant and well tended communal gardens towards the property where there is an Entrance Porch that gives access to the Living/Dining Area, Kitchen, Lobby/Study Area with a hall that gives access to a Bedroom and Separate Bathroom. From the Living/Dining area there are stairs leading up to the Mezzanine Bedroom with an En-Suite and door to the Roof terrace. The property boasts an array of features that must be seen to appreciate.

#### ENTRANCE PORCH

With a pitched roof with many windows and a door that leads to:

#### LIVING/DINING AREA

22' - 19' x 15'5" (6.71m - 5.79m x 4.70m)

Benefiting from exposed brickwork and feature staircase leading to a mezzanine first floor, radiators, power points, feature brick partition that separates the Study/Lobby area and access to the hallway and also from the Living/Dining area there is access to:

#### KITCHEN

9'4 x 8'7" (2.84m x 2.62m)

Offering a range of wall and base units, complementary worksurfaces, sink with a mixer tap, integrated oven and hob with extractor over, integrated fridge, freezer, and dishwasher, Velux window and power points.

#### STUDY/LOBBY

Having a Velux window, power points, radiator and access through to:

#### INNER HALL

There are doors that lead to:

#### BEDROOM

15'10 x 5'11" (4.83m x 1.80m)

Benefiting from a window to the front aspect, radiator, power points and wall mounted lighting.

#### BATHROOM

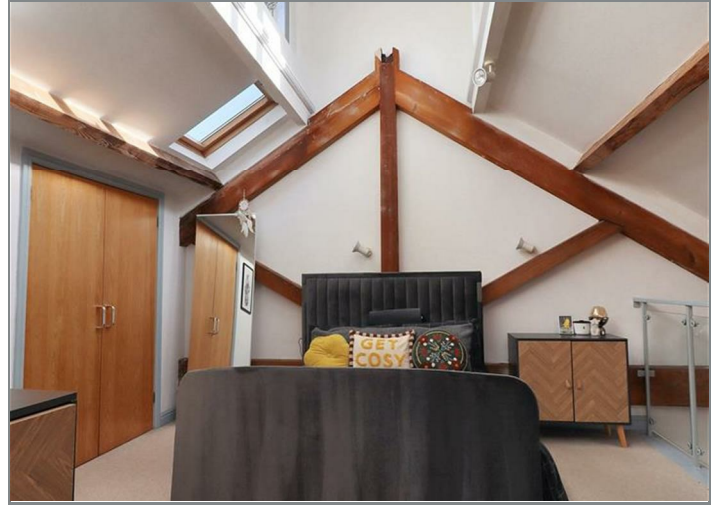
Comprising a low level WC, wash hand basin, bath, complimentary tiling and a heated towel rail.

#### MEZZANINE BEDROOM

15'6 x 13'3" (4.72m x 4.04m)

Benefiting from fitted wardrobes, radiator, power points, skylight windows a door to the Balcony and a door that leads to:





#### EN-SUITE

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

#### ROOF TERRACE

This is mainly decked.

#### PARKING

There is an allocated off road parking space that is accessed via electric gates.

#### 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.

#### 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 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.

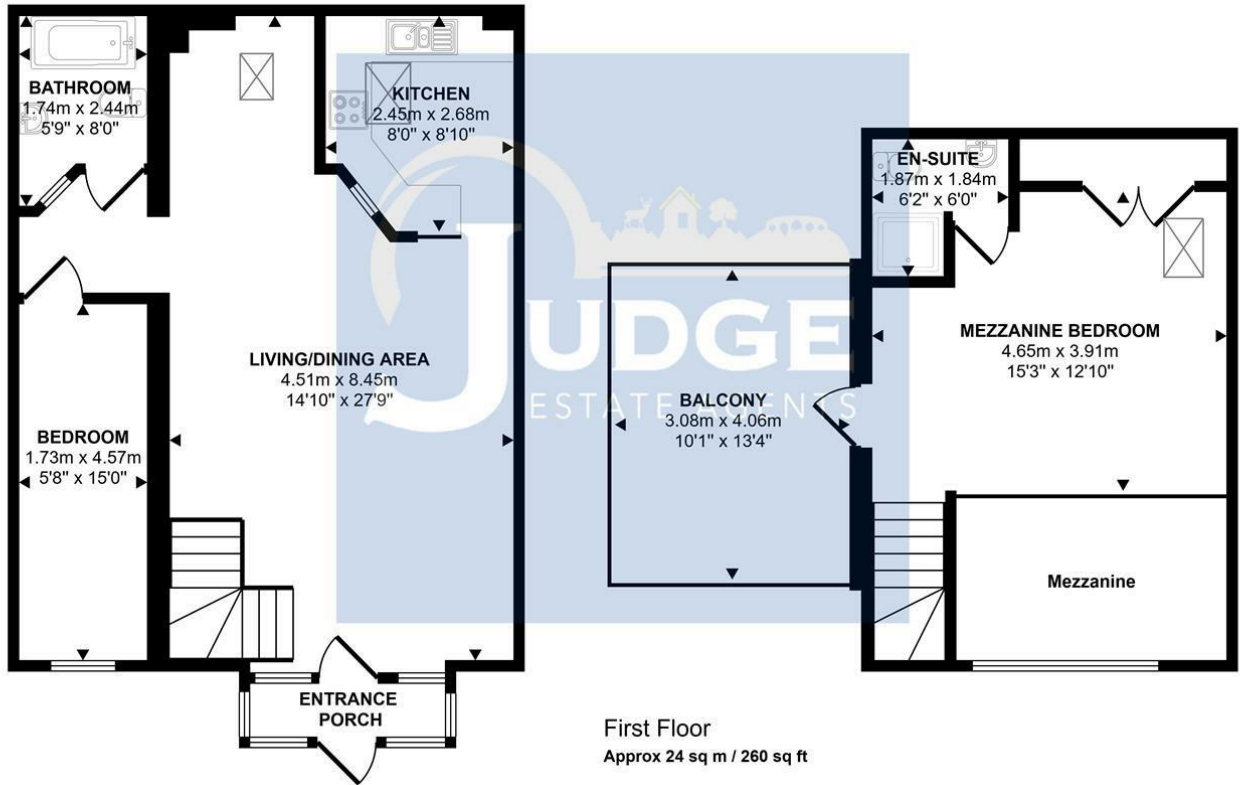
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.



Approx Gross Internal Area  
81 sq m / 871 sq ft



**Ground Floor**  
Approx 57 sq m / 611 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.

