



- TWO BEDROOM FIRST FLOOR APARTMENT
- EN-SUITE TO PRIMARY BEDROOM
- IDEAL FIRST TIME PURCHASE
- IDEAL FOR LINKS TO M1 & MAJOR ROADS
- NO UPWARD CHAIN

- OFF ROAD PARKING
- WELL KEPT DEVELOPMENT
- CLOSE TO GROBY VILLAGE CENTRE
- COUNCIL TAX BAND - B

Asking price £159,950

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



Close to the centre of this well regarded village and residing within a well kept development comes offered for sale a very well presented, first floor, two bedroom apartment. Making an ideal first time buy and also fantastic links to the motorway, city centre and major roads this lovely home comprises an Entrance Hall with stairs leading up toward the Living Room, Kitchen, Inner Hall with Two Bedrooms where there is an En-Suite shower room to the Primary Bedroom as well as a Bathroom. There is an allocated Off Road Parking space to the outside. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

Having stairs leading up to the first floor where there is a door that leads to:

LIVING ROOM

17'8 x 11'1 (5.38m x 3.38m)

Benefiting from two windows, radiator, power points, TV point, door to the inner hallway and an archway that gives access to:

KITCHEN

11'8 x 6' (3.56m x 1.83m)

Having a range of wall and base units with work surfaces, sink with a mixer tap, integral oven, hob, integral dishwasher, washing machine, window, power points, radiator and cupboard.

INNER HALL

There is access to the loft, power point and doors that lead to:

PRIMARY BEDROOM

13'5 x 8' (4.09m x 2.44m)

Benefiting from a window, radiator, power points and door that leads to:

EN-SUITE

Comprising a low level WC, wash hand basin, walk in shower, radiator and window.

BEDROOM

9'2 x 6' (2.79m x 1.83m)

There is a window, radiator and power points.

BATHROOM

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

PARKING

There is an allocated Off Road Parking space.

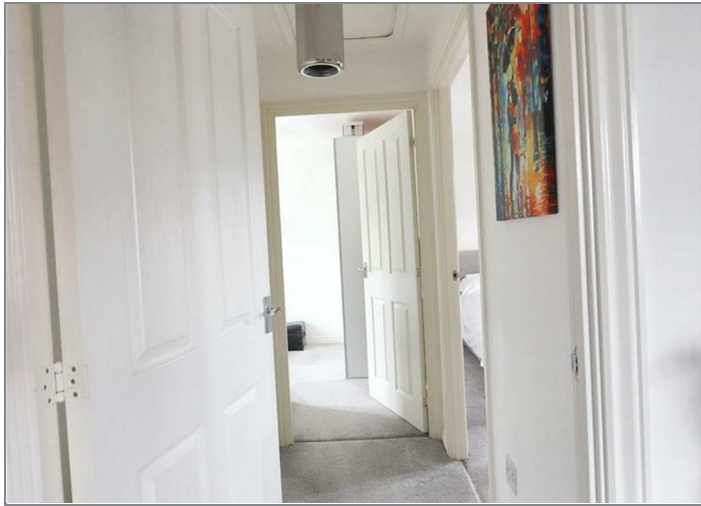
OUTSIDE

The grounds are well looked after and there is a bike store room.

GROBY VILLAGE

Groby village is located just outside the Leicester City boundary, to the north-west, and is well known for its popularity in terms of convenience for ease of access to the





afore-mentioned centre of employment and all the excellent amenities therein, as well as the market towns of Hinckley, Market Bosworth, Ashby-de-la-Zouch, Coalville, Loughborough and Melton Mowbray, the East Midlands International Airport at Castle Donington, the A46 Western By-Pass which links Groby with Nottingham in the north and Junction 21 of the M1/M69/M42 major road network in the west for travel north, south and west, and the adjoining Charnwood and New National Forests with their many scenic country walks and golf courses.

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.

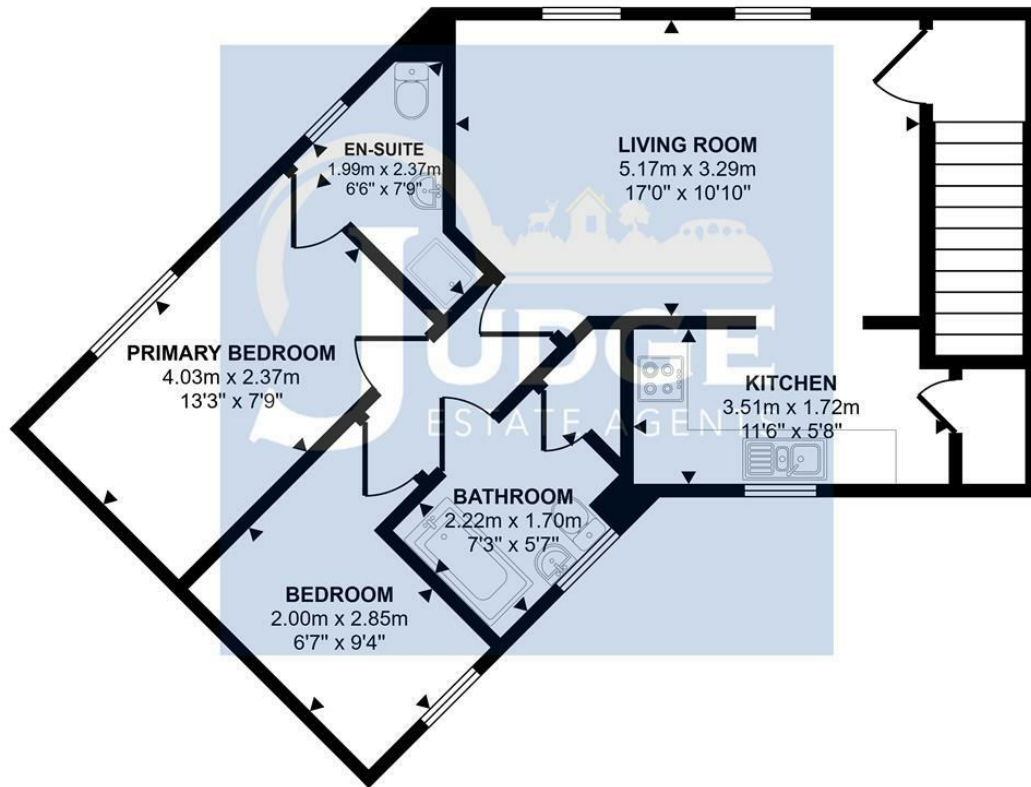
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially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

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.



Approx Gross Internal Area
57 sq m / 615 sq ft



First Floor

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.

