

- ONE BEDROOM OVER 60'S FLAT
- IMMACULATELY PRESENTED
- SOCIAL ROOM
- COMMUNAL GARDENS

- SELLING FURNISHED
- NO UPWARD CHAIN
- COMMUNAL OFF ROAD PARKING
- COUNCIL TAX BAND - B

Asking price £98,000

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





We are happy to offer this well positioned retirement property. The vendor would like to sell as fully furnished and this lovely one bedroom retirement property in brief offers Entrance hall, Living/Dining room with French doors to the Kitchen, Bedroom and Shower room. The property is within a managed building offering a life, Social room, Communal gardens and communal off road parking. A viewing comes highly recommended to appreciate. \*\* Please be aware this accommodation is designed for the over 60's \*\*PLEASE VIEW OUR VIRTUAL TOURS FOR MORE INSIGHT\*\*

#### ENTRANCE HALL

There is a built in cupboard, power point and doors that leads to:

#### LIVING ROOM

19'1 x 10'10 (5.82m x 3.30m)

Benefiting from Juliette balcony that offers views of the recreational park of Anstey, power points, Electric storage heater and French doors that lead to:

#### KITCHEN

7'8 x 7'2 (2.34m x 2.18m)

Having a range of wall and base units and work surfaces, sink with mixer tap, integral oven, hob and extractor, window and power points.

#### BEDROOM

13'8 x 9'2 (4.17m x 2.79m)

Having a window, electric store heater, power points and fitted mirrored wardrobes.

#### SHOWER ROOM

Comprising a low level WC, wash hand basin, walk in shower, complimentary tiling and an extractor.

#### OUTSIDE

There are beautifully maintained communal gardens and seating areas.

#### PARKING

There is limited communal off road parking.

#### PETTIFOR COURT

Benefits of this property that are covered by the service charge include

Development Manager

Residents lounge

Guest suite

Car park and Communal gardens

Laundry room and Lift to all floors

Security entry system

24 hour emergency Appello call system

#### ANSTAY 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 Woolden 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.

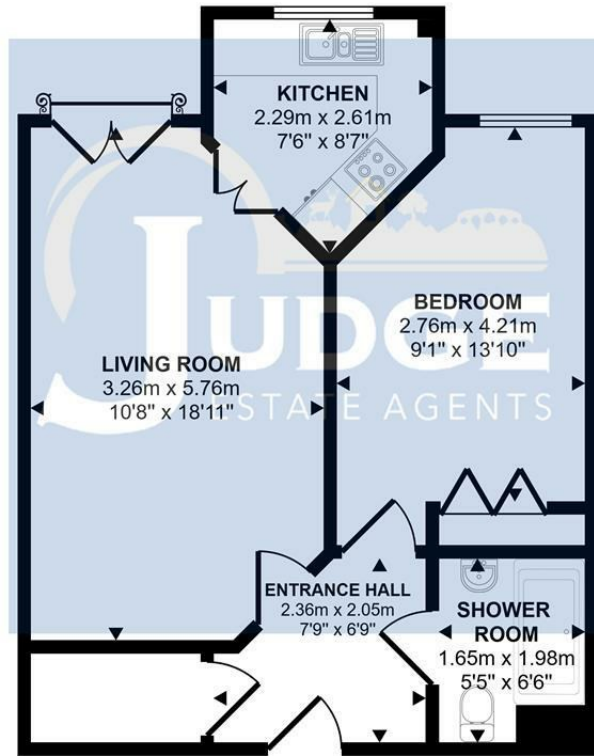
#### MONEY LAUNDERING

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 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



Approx Gross Internal Area  
46 sq m / 490 sq ft



Floorplan

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	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
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