

**12 THE
SHOEMAKERS FOREST
GATE, ANSTEY LE7 7JW**

£219,950
LEASEHOLD



0116 236 7000



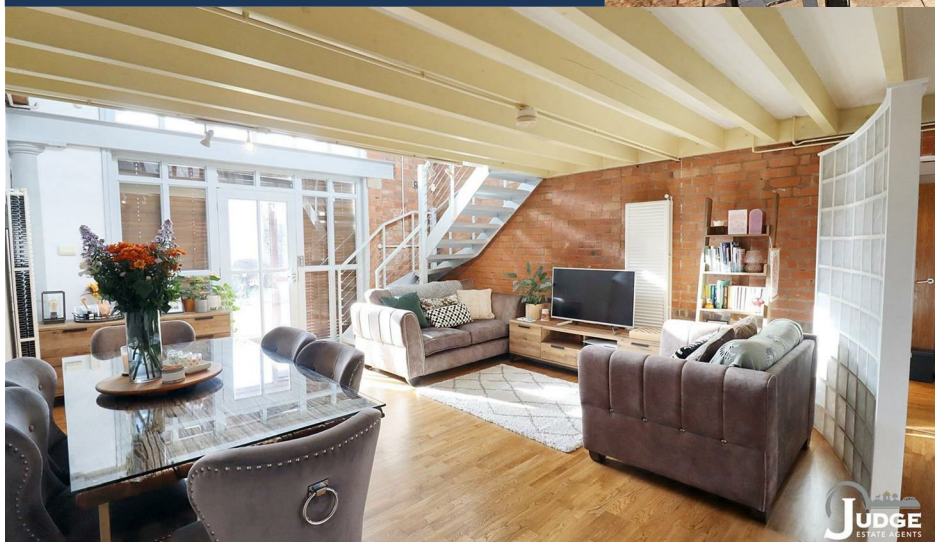
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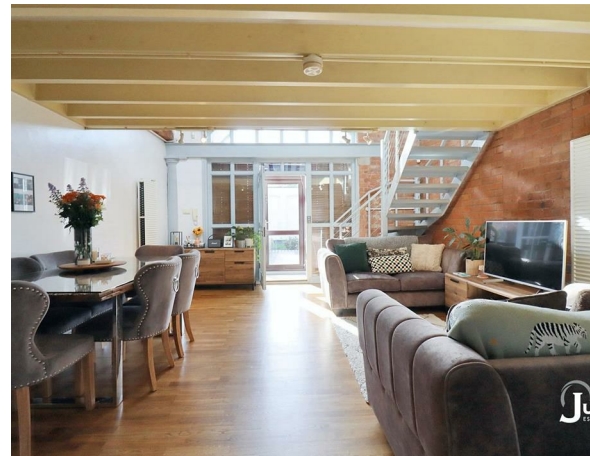
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13 The Nook, Anstey, Leicester,
Leicestershire, LE7 7AZ



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"

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"

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"

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"

Benefiting from fitted wardrobes, radiator, power points, skylight windows a door to a recently new 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.

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 Martyn 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.

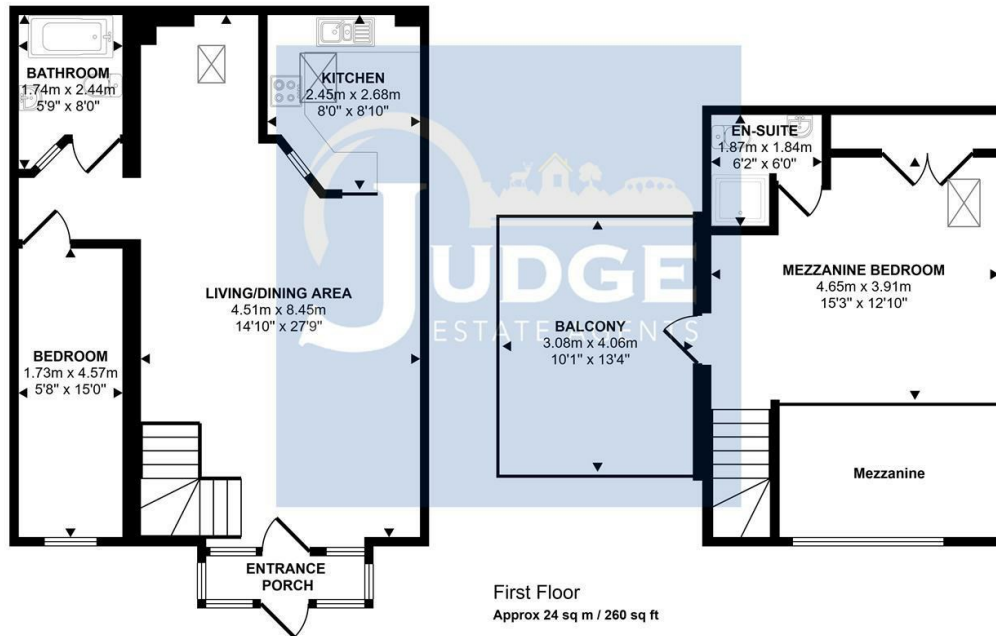
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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.



LOCATION



Approx Gross Internal Area
81 sq m / 871 sq ft



MEASUREMENTS

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. 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 Snappy 360.



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Viewings strictly by appointment via Judge Estate Agents.

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LET'S TALK



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All properties are listed on Rightmove, Zoopla & our website.

ZOOPLA

rightmove

TERMS & CONDITIONS

Money laundering

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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.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Judge estate agents limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.