



- ONE BEDROOM OVER 60'S FLAT
- SHOWER ROOM
- LIFT TO ALL FLOORS
- SOUGHT AFTER VILLAGE LOCATION

- DOUBLE BEDROOM
- COMMUNAL LOUNGE ROOM
- COMMUNAL GARDENS
- COUNCIL TAX BAND - B

Asking price £87,950



Judge Estate Agents are happy to offer this well presented retirement property. Benefiting from one bedroom, this ideal retirement property in brief offers Entrance hall, Living/Dining room with French doors to the Kitchen, Bedroom and Shower room. This flat is conveniently positioned close to the lift enabling ease of access. The property is within a managed building offering a 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 *

LEASEHOLD INFORMATION

We have been advised by Firstport of the following:
 -Lease is 125 years from March 2007
 -Ground Rent £425 per annum - paid 6 monthly
 -Service Charge -£4,026.48 per annum - paid monthly

ENTRANCE HALL

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

LIVING/DINING

19'2 x 10'8 (5.84m x 3.25m)
 Benefiting from an electric store heater, power points, window, feature fire surround and French doors to:

KITCHEN

7'7 x 7'1 (2.31m x 2.16m)
 Having a range of wall and base units with work surfaces, sink with a mixer tap, integral oven, hob and extractor, window and power points.

BEDROOM

13'6 x 9'3 (4.11m x 2.82m)
 Having a window, power points, electric store heater and fitted wardrobes.

SHOWER ROOM

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

PETTIFOR COURT

Pettifor Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 48 properties arranged over 3 floors each served by lift. The resident Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over 60 years and the other over 55 years.





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, J22 & J23 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

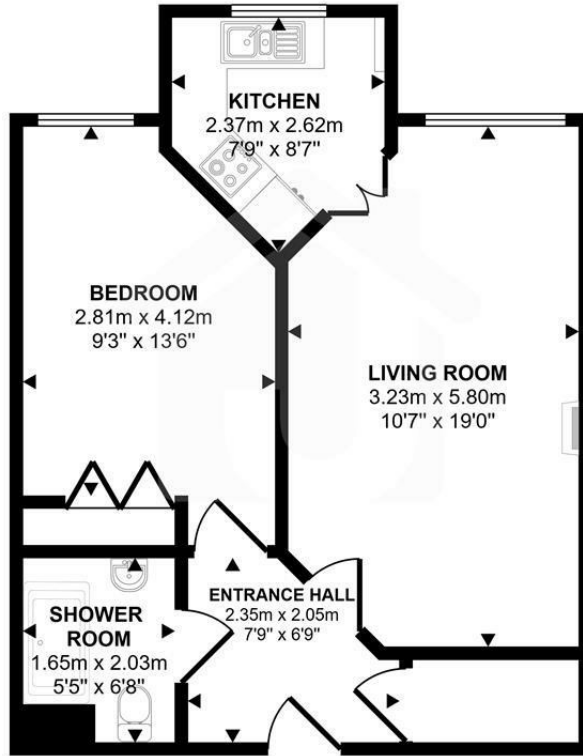
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale.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



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		81	84
	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		

