JUDGE
ESTATE AGENTS

FLAT 7, 37 BLACKBIRD ROAD, LEICESTER LE4 0AJ

£120,000
LEASEHOLD

0116 236 7000

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





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A TWO BEDROOM APARTMENT WHICH HAS ACCOMMODATION COMPRISING ENTRANCE HALL, SPACIOUS LOUNGE, KITCHEN, TWO BEDROOMS AND BATHROOM. OUTSIDE THE PROPERTY BENEFITS FROM OFF ROAD PARKING LOCATED AT THE REAR OF THE BUILDING. THE PROPERTY WOULD MAKE AN IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY. PLEASE VIEW OUR VIRTUAL VIEWING VIDEO FOR MORE DETAIL.







HALLWAY
There is an electric heater, power point, loft access, airing cupboard and doors that lead to:

LIVING/DINING ROOM 20'6 x 10'4
Benefiting from a window and Velux window, power points, TV point and a electric storage heater.

KITCHEN 9'7 x 8'9
Having base units with work surfaces, sink with a mixer tap, plumbing for a washing machine, integral oven, hob and extractor, power points and an electric store heater.

BEDROOM 13'8 x 8'10
Benefiting from windows, power points and an electric store heater.

BEDROOM 8'10 x 7'5
Having a window, power points and an electric store heater.

BATHROOM
Comprising a low level WC, wash hand basin, bath and complimentary tiling.

OUTSIDE
One allocated parking space which is for permit users only. The car park is to the rear of the property and regularly patrolled to ensure residents have unrestricted access to their assigned space.

LEASEHOLD INFORMATION
The seller advises the following charges:
- Ground Rent: £118 per annum
- Service Charge: £1503.60 per annum
- Estate Service Charge: £19.68

LOCATION
Situated in this popular residential area of Leicester ideally located for an excellent array of amenities including local shops, schools and supermarkets. Also having good transport links with the ring road a short distance away which offers direct access to Leicester's motorway connections.

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

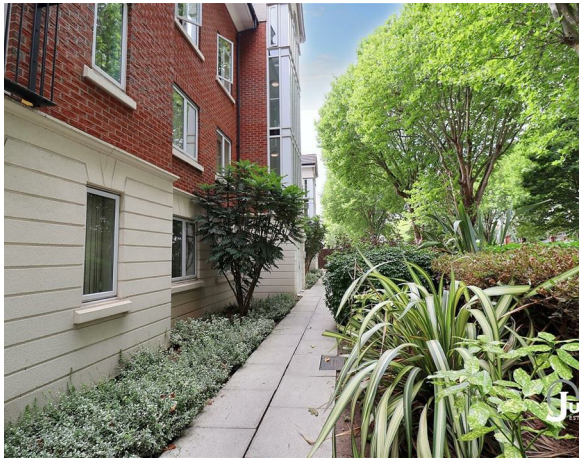
After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

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
As part of our legal obligations, we must carry out Anti-Money Laundering (AML) checks on all buyers. 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). A fee of £30 per buyer will be charged to cover the cost of these checks. This fee must be paid before the checks are carried out. Please note that this is an agency fee, not a government charge. 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.
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.





LOCATION



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.

VIEWINGS

Viewings strictly by appointment via Judge Estate Agents.
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.

LET'S TALK

0116 236 7000 judgeestateagents.co.uk sales@judgeestateagents.co.uk 13 The Nook, Anstey, Leicester, Leicestershire, LE7 7AZ

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

ZOOPLA rightmove

TERMS & CONDITIONS

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.

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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.