



9 Gynsill Hall, Stelle Way, Glenfield, Leicestershire, LE38HP

MOORE  
& YORK





### Property at a glance:

- Luxury Three Bedroom Apartment
- Executive Development
- Easy Access Bradgate Park & Charnwood Forest
- Elevated Open Views
- Fully Modernised Throughout
- Luxury Fitted Kitchen/Breakfast room, Bathroom & Shower room
- Secure Allocated Parking
- No Onward Chain

Asking Price £225,000 Leasehold



Discover the perfect blend of comfort, style, and convenience in this stunning fully modernised first floor three-bedroom apartment, ideally situated in the executive Gynsills Hall development offering stunning open countryside views. Located on the outskirts of the sought-after suburb of Glenfield known for its popularity in terms of convenience for ease of access to the adjoining Charnwood and New National Forests with their many scenic country walks and the A46\M1\M69 major road network offering excellent transport links. The accommodation benefits from a newly installed heating system and comprises entrance hall leading to a lounge with newly installed media unit, dining room and newly fitted thoughtfully designed kitchen equipped with high-quality appliances, ample storage, and sleek countertops. Three bedrooms provide plenty of space for rest and relaxation. The master bedroom features a newly fitted en-suite shower room, while the additional bedrooms share a newly fitted well-appointed family bathroom. Outside there is allocated parking situated in private electrically operated gated courtyard. Don't miss the opportunity to make this exceptional three-bedroom apartment your new home. With its combination of modern living spaces, stylish finishes, and convenient location, it offers an ideal setting for individuals, couples, or families looking to settle in this popular location.

### DETAILED ACCOMMODATION

Secure access leading to

### COMMUNAL ENTRANCE

Stairwell and lift leading to accommodation.

### ENTRANCE HALL

Electric heater, shelved storage cupboard.

### LOUNGE

15' 4" x 13' 9" (4.67m x 4.19m) Newly installed lighted media unit incorporating large TV space, display shelving and feature log effect fire, UPVC sealed double glazed windows, TV point, electric heater, double doors leading to;



### DINING ROOM

11' 10" x 10' 5" (3.61m x 3.17m) UPVC sealed double glazed window, electric heater.

### KITCHEN/BREAKFAST ROOM

11' 10" x 11' 3" (3.61m x 3.43m) Newly fitted in an extensive range of white gloss soft close units comprising sink unit with mixer tap over, matching range of base units with Granite work surface over with matching splash back, deep pan drawers and cupboards under, built in Bosch oven, microwave and four piece ceramic hob with extractor fan over set is display canopy, integrated dishwasher, breakfast bar, UPVC sealed double glazed window, large Italian style tiled flooring, American style fridge/freezer space, spotlights.







### **BEDROOM 1**

14' 4" x 8' 10" (4.37m x 2.69m) Electric heater, UPVC sealed double glazed window, built in wardrobe.

### **EN-SUITE SHOWER ROOM**

9' 4" x 4' 8" (2.84m x 1.42m) Newly fitted suite comprising walk in tiled shower cubicle, vanity sink unit and low level WC, large tiling throughout with matching flooring, heated towel rail. spotlights.

### **BEDROOM 2**

13' 4" x 11' 3" (4.06m x 3.43m) Electric heater, UPVC sealed double glazed window

### **BEDROOM 3**

10' 4" x 7' 2" (3.15m x 2.18m) Electric heater, UPVC sealed double glazed window

### **FAMILY BATHROOM**

6' 10" x 6' 4" (2.08m x 1.93m) Newly fitted three piece suite comprising free standing bath with shower attachment, vanity sink unit and low level WC, heated towel rail, large tiling throughout with matching flooring, spotlights.

### **OUTSIDE**

The development is approached by a long driveway with field border leading to secure gated allocated courtyard parking.

### **VIEWING**

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

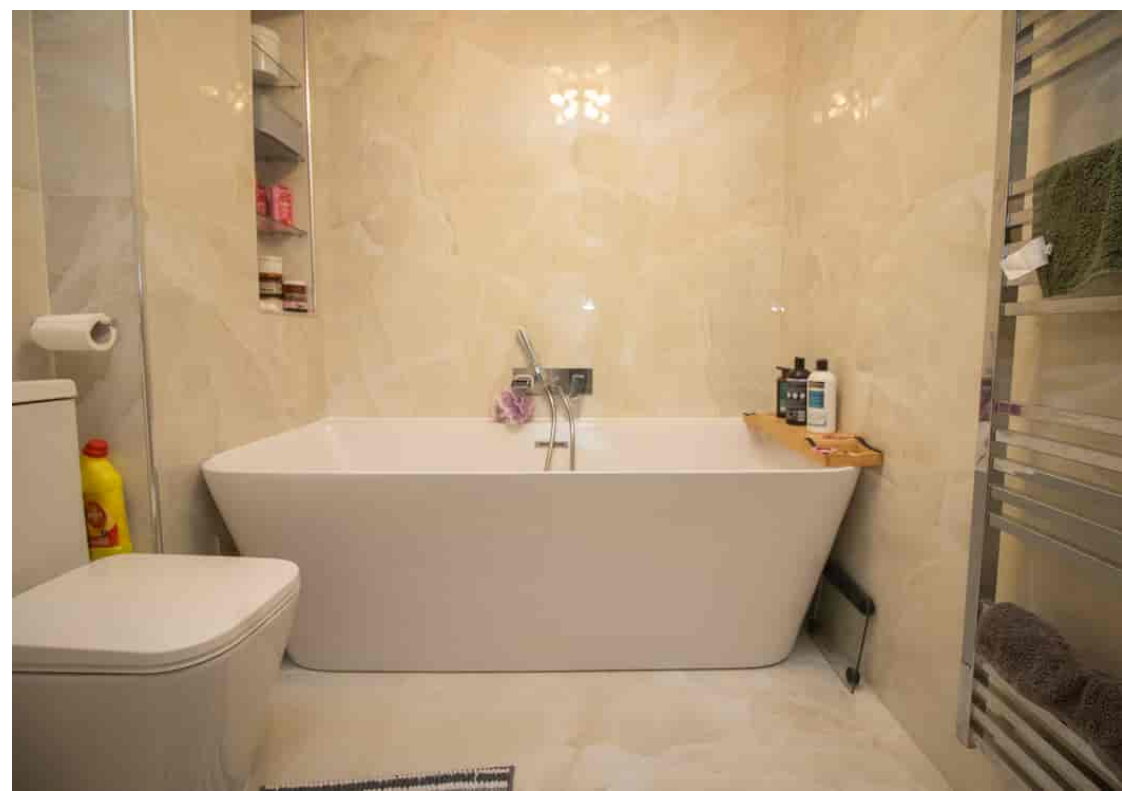
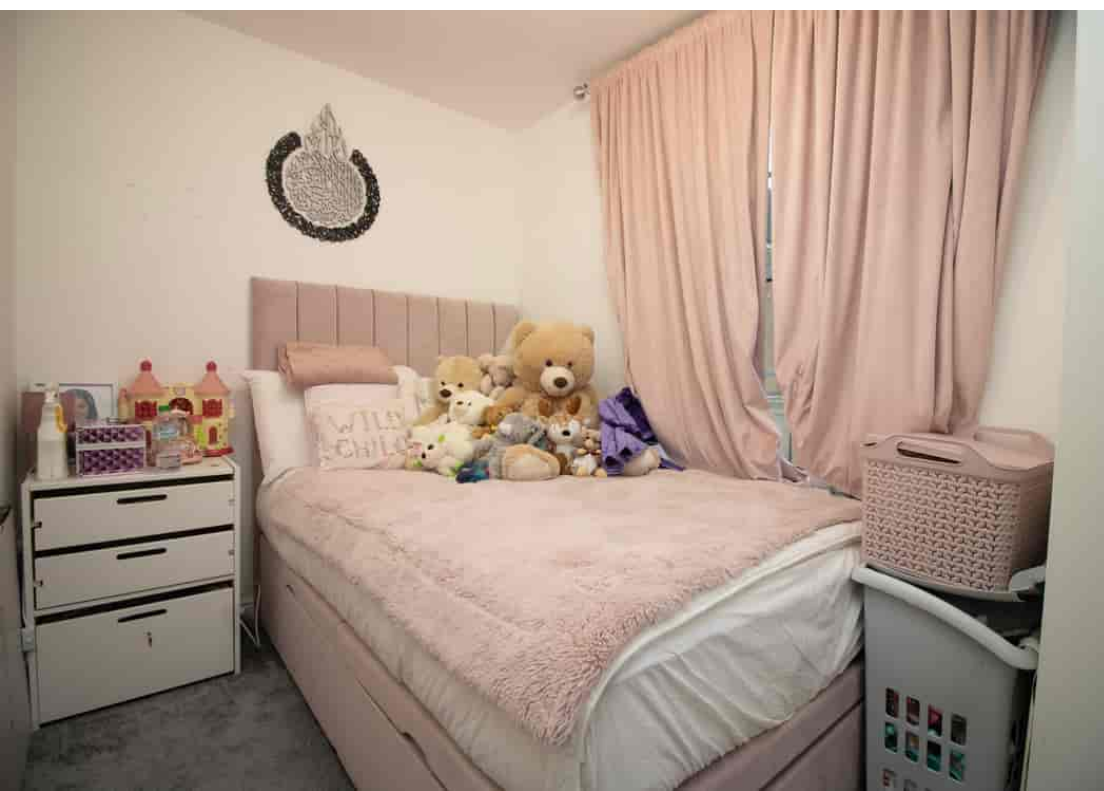
### **SERVICES**

All mains services, with the exception of gas, are understood to be available. Central heating is provided by newly installed wall-mounted electric heaters and electric power points are fitted throughout the property which is double glazed and benefits from a door entry intercom system.











### MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal, potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor

### ANTI-MONEY LAUNDERING

If you have an offer agreed we are legally bound to carry out ID and Anti-Money Laundering checks and on acceptance of offer one of our onboarding team will contact you to guide you through this secure process. There will be a upfront cost of this of £79.99 plus VAT for these checks.

### FLOOR PLANS

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. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

### EPC RATING

C

### TENURE

Leasehold  
999 years from 7th December 2000  
Ground Rent £50 per annum  
Service Charge £2400 per annum

### COUNCIL TAX BAND

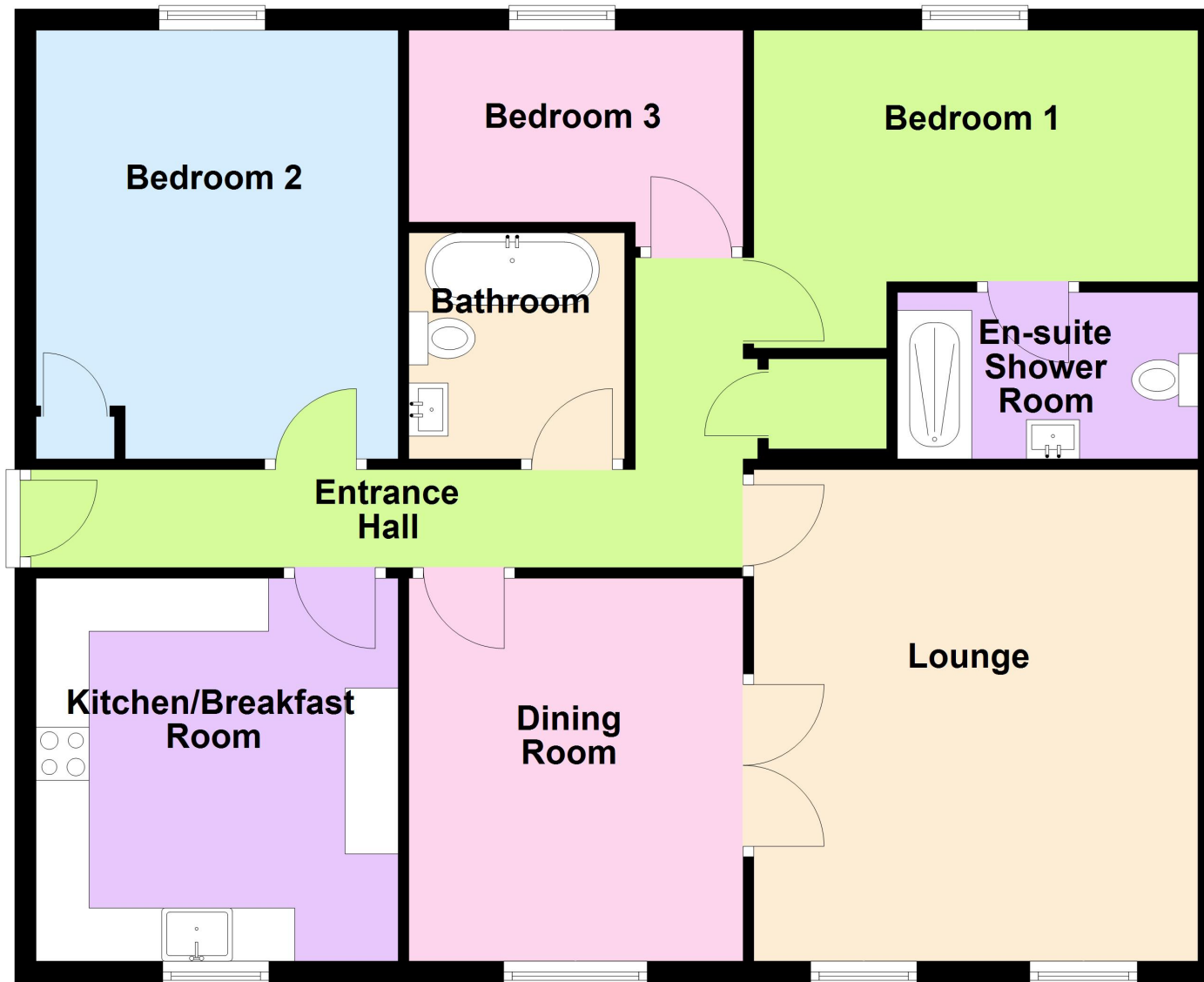
Blaby D

### IMPORTANT INFORMATION

Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.



## Ground Floor



IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property "if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor



