



5 Mill View, Anstey, Leicester LE77QX

MOORE
& YORK



Property at a glance:

- Spacious Two Double Bedroom Flat
- Lovely Gardens With Open Views
- Spacious Open Plan Lounge/Dining Room
- Gas Heating & Double Glazing
- Easy Access All Local Facilities
- Gas Central Heating & D\G
- Allocated Parking
- No Onward Chain

£160,000 Leasehold



Spacious second floor two double bedroom flat situated in this popular purpose built development set in lovely gardens with open front aspect views and easy access to the extensive facilities of Anstey and the Western Bypass offering excellent transport links. The flat is being sold with no upward chain and the centrally heated and double glazed accommodation briefly comprises to entrance hall, spacious lounge/dining room. kitchen area with integrated appliances and two double bedrooms and bathroom. The lovely grounds comprise lawns to front with floral and evergreen beds and inset mature tree and driveway leading to rear parking with allocated parking. Would ideally suit the first time and investment purchaser alike and we recommend an early viewing.

DETAILED ACCOMMODATION

Secure communal entrance with stairwell leading to accommodation.

ENTRANCE HALL

Radiator, built in cupboard, intercom phone.

LOUNGE/DINING ROOM

23' 5" x 18' 4" (7.14m x 5.59m) Dual aspect UPVC sealed double glazed windows with open views to front aspect, TV point, radiators, archway leading to;

KITCHEN AREA

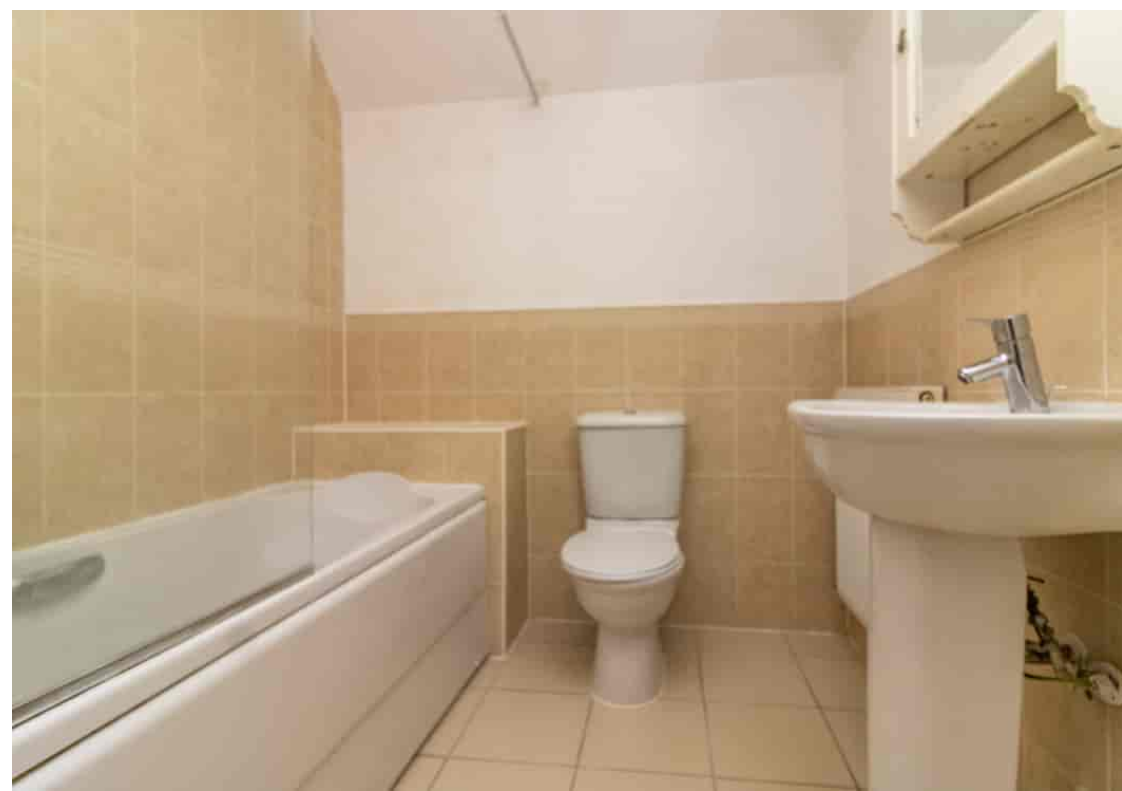
8' 6" x 6' 3" (2.59m x 1.91m) Comprising one and a half bowl sink unit with cupboard under, matching base unit with work surface over with matching upturn and cupboards under, complementary wall mounted eye level cupboard. concealed Worcester central heating boiler, integrated fridge/freezer and washing machine, built in oven and four piece gas hob with extractor fan over and stainless steel splash back.

BEDROOM 1

13' 5" x 12' 4" (4.09m x 3.76m) Radiator, UPVC sealed double glazed window.

BEDROOM 2

14' 6" x 9' 0" (4.42m x 2.74m) Radiator, UPVC sealed double glazed window. access to loft.



BATHROOM

6' 8" x 6' 3" (2.03m x 1.91m) Three piece suite comprising paneled bath with shower over, pedestal wash hand basin and low level WC, tiled flooring, half tiled walls.

OUTSIDE

The development is approached by a driveway leading to front visitor parking, well presented lawns with floral beds and inset mature trees, and bin store. Allocated parking space to rear.

VIEWING

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

SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property. and windows are double-glazed.

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.

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.

TENURE

Leasehold years remaining 110 years
Service charge approx £1900 per annum
Ground Rent £250 per annum

EPC RATING

C

COUNCIL TAX BAND

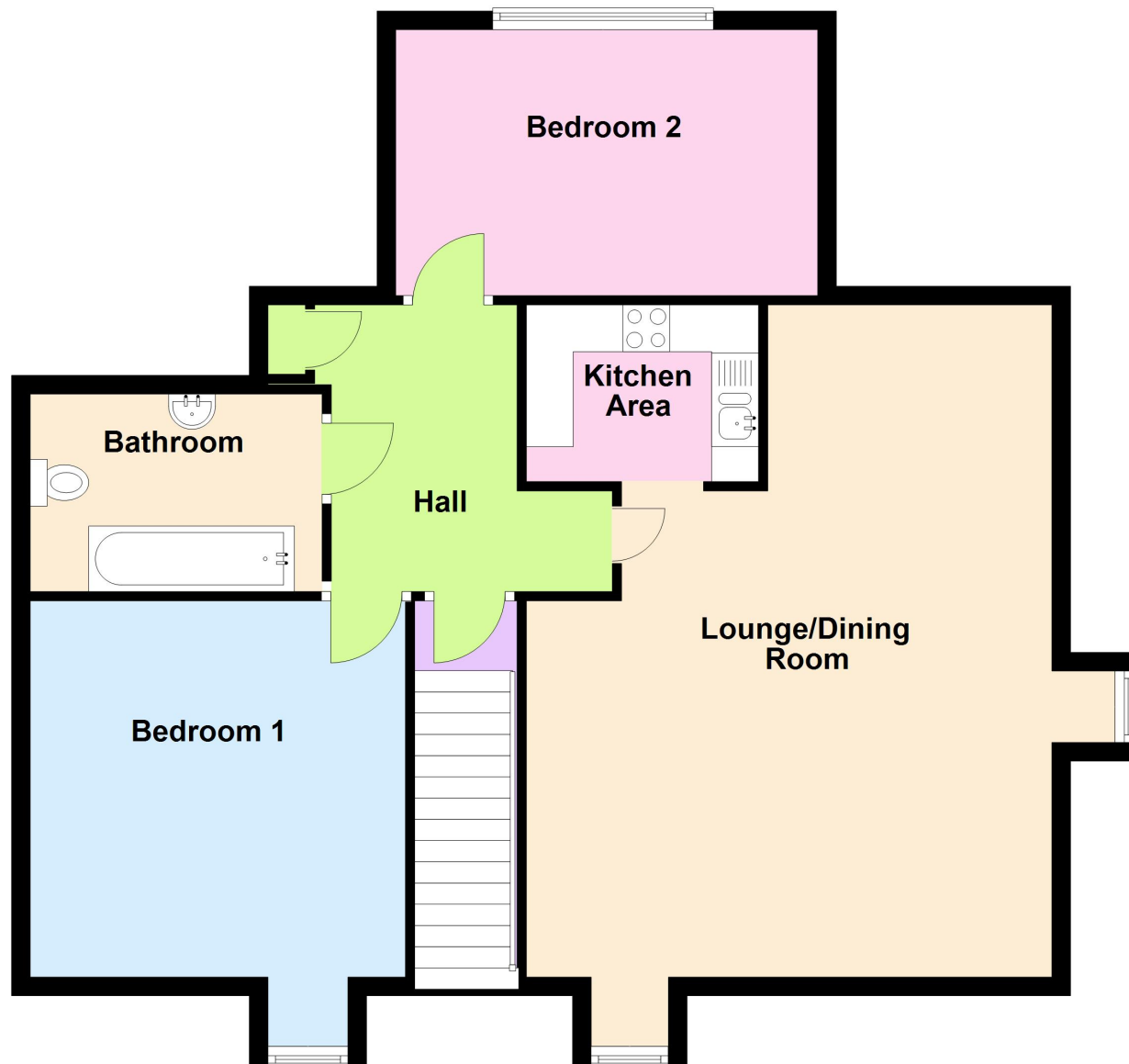
Charnwood B

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

