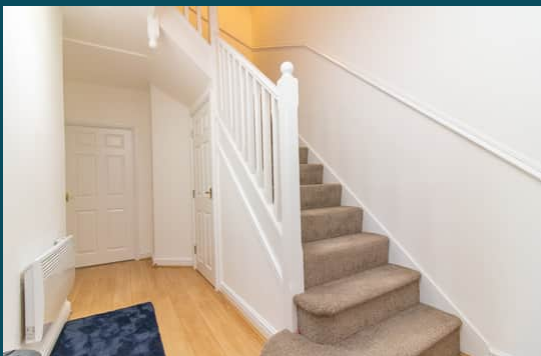




24 Gynsills Hall, Stelle Way

Glenfield, Leicester LE38HP

MOORE
& YORK



Property at a glance:

- Spacious Duplex Apartment
- Stunning Elevated Open Views
- Two Double bedrooms
- Family Bathroom & En-Suite
- No Upward Chain
- Secure Allocated Parking
- Lounge & Dining Kitchen
- Popular and Sought After Location

Asking Price £180,000 Leasehold



A spacious two double bedroom duplex apartment in this popular stylish elevated block offering impressive open views set back from the road and accessed via a long winding road with field borders offering easy access to the local facilities of Glenfield, Glenfield hospital and the Western bypass offering excellent transport links. The apartment is being sold with no upward chain and the centrally heated and double glazed accommodation briefly comprises to the first floor entrance hall, cloakroom/WC, lounge and kitchen/dining room with integrated appliance's and to the first floor master bedroom with en-suite, further bedroom and family bathroom. The apartment block has a secure gated access leading to parking with allocated space. Ideally suited for the first time and investment buyer alike.

DETAILED ACCOMMODATION

COMMUNAL ENTRANCE

Accessed via secure code door and providing stairwell to apartments

ENTRANCE HALL

Stairs leading to first floor accommodation, electric heater, understairs cupboard, intercom phone.

LOUNGE

14' 4" x 10' 2" (4.37m x 3.10m) UPVC sealed double glazed window with open views, electric heater, TV point.



KITCHEN/DINING ROOM

11' 9" x 9' 9" (3.58m x 2.97m) Fitted in a range of units comprising one and a half bowl sink unit with cupboard under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven and four piece ceramic hob with extractor fan over set in stainless steel hood, integrated fridge/freezer, plumbing for washing machine, UPVC sealed double glazed window, tiled splash backs.

CLOAKROOM/WC

Low level WC and pedestal wash hand basin, heated towel rail.





FIRST FLOOR LANDING

Access to loft space.

BEDROOM 1

18' 8" x 10' 8" (5.64m x 3.25m) Electric heater, UPVC sealed double glazed window with open views, built in wardrobe.

EN SUITE SHOWER ROOM

Three piece suite comprising tiled shower cubicle, pedestal wash hand basin and low level WC, heated towel rail.

BEDROOM 2

16' 0" x 12' 2" (4.88m x 3.71m) UPVC sealed double glazed window, electric heater, built in wardrobe.

FAMILY BATHROOM

7' 2" x 5' 4" (2.18m x 1.63m) Three piece suite comprising paneled bath with shower attachment over, pedestal wash hand basin and low level WC, heated towel rail, tiled splash backs.

OUTSIDE

The apartment block is approached by a long and winding road with open fielded borders leading to secure gated access leading to parking with allocated space

SERVICES

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

VIEWING

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

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

Lease 975 years remaining
Service Charge Approx £1100 every 6 Months
Ground Rent £25 every 6 Months

The leasehold charges including the ground rent and service charges have been provided to us at the point of the property being listed for sale. Please note that these can change at the time a sale is agreed so clarification of this should be sought from your legal representative as they may have changed.

COUNCIL TAX BAND

Blaby D

EPC RATING

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.

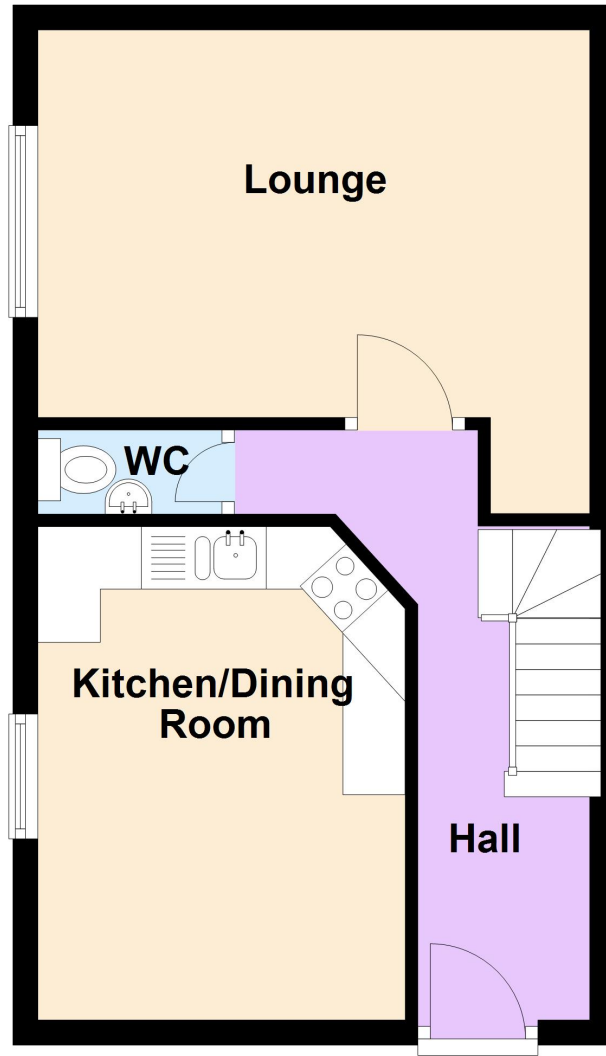
For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

PROPERTY INFORMATION QUESTIONNAIRE

The Vendor(s) of this property has (have) completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire with the relevant office if you would like to view a copy.

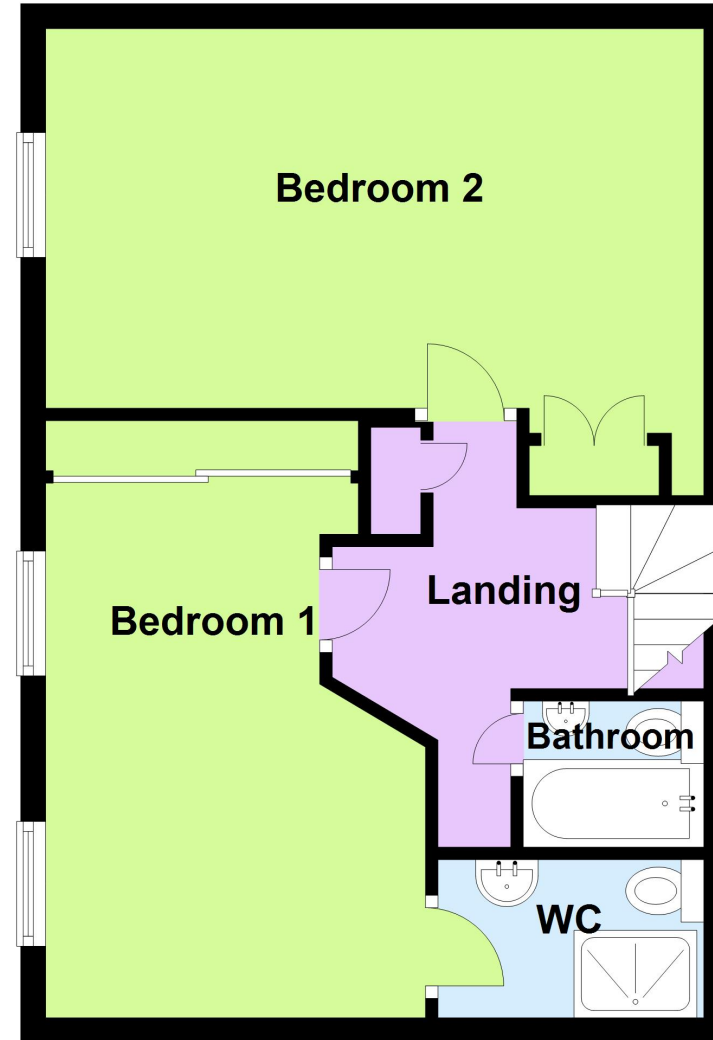
Ground Floor

Approx. 35.1 sq. metres (377.3 sq. feet)



First Floor

Approx. 41.8 sq. metres (449.5 sq. feet)



Total area: approx. 76.8 sq. metres (826.8 sq. feet)

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

