



5 Mill View, Anstey
£145,000

MOORE
& YORK



5 Mill View

Anstey, Leicester

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Spacious Two Double Bedroom Flat
- Lovely Gardens With Open Views
- Open Plan Lounge / Dining Room
- Gas Central Heating & Double Glazing
- Easy Access To Local Facilities
- Allocated Parking Space
- No Upward Sales Chain



Detailed Accommodation

Secure communal entrance with stairwell leading to accommodation.

Entrance Hall

Radiator, built in cupboard, intercom phone.

Lounge/Dining Area

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

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.

Viewing

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

Services





Detailed Accommodation

Secure communal entrance with stairwell leading to accommodation.

Entrance Hall

Radiator, built in cupboard, intercom phone.

Lounge/Dining Area

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

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.

Viewing

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

Services







FRONT GARDEN

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

1 Parking Space

Allocated parking is located to the rear of the building.



Ground Floor





Moore & York

61 Granby Street, Leicester - LE1 6FB

0116 2558666

sales@mooreandyork.co.uk

www.mooreandyork.co.uk

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.