



9 Gynsills Hall Stelle Way, Glenfield  
£225,000

MOORE  
& YORK



## 9 Gynsills Hall Stelle Way

Glenfield, Leicester

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Luxury Three Bedroom Apartment
- Executive Development
- Fully Modernised Throughout
- Lounge & Separate Dining Room
- Fitted Breakfast Kitchen
- Bathroom & En-Suite Shower Room
- Secure Allocated Parking
- Elevated Open Views
- East Access To Bradgate Park & Charnwood Forest



### **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.





### **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.







**COMMUNAL GARDEN**

Communal gardens.

**SECURE GATED**

1 Parking Space

secure gated allocated courtyard parking.



# Ground Floor





## Moore & York

61 Granby Street, Leicester - LE1 6FB

0116 2558666

[sales@mooreandyork.co.uk](mailto:sales@mooreandyork.co.uk)

[www.mooreandyork.co.uk](http://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.