

JAMES SELICKS

27 GYNSILLS HALL

STELLE WAY, GLENFIELD
LEICESTERSHIRE
LE3 8HP

GUIDE PRICE £220,000



An exceptional two-bedroom, two-bathroom ground floor apartment within the grounds of the highly regarded Gynsills Hall development in Glenfield.

Entrance hall • kitchen • sitting room • principal bedroom • en-suite shower room • bedroom two • bathroom • communal grounds • EPC - C

Location

Gynsills Hall is a landmark building conceived and designed by David Wilson Homes in 2001. Located in an elevated position in a delightful mature setting between Glenfield and Anstey, the location provides excellent access into the city centre via the A50 and also the convenience of the M1/M69 motorway networks and Fosse Retail Park just off the A46 Western bypass.

Accommodation

Accessed via both lift and staircase, the apartment enjoys an enviable position within the building and benefits from secure gated parking, visitor parking and attractive landscaped surroundings.

The welcoming entrance hall features two useful storage cupboards and provides access to all principal accommodation. The superb kitchen is fitted with a stylish range of contemporary grey eye and base level units and drawers, complemented by wood-effect flooring and the added comfort of underfloor heating. Integrated appliances include a double oven, induction hob with extractor unit over, dishwasher and fridge-freezer, whilst there is also space and plumbing for a washing machine. A charming window seat further enhances the room.

The generous sitting room provides an excellent space for relaxation, featuring a striking media wall and patio doors opening directly onto a private patio area with views across the beautifully maintained communal gardens. Residents enjoy access to these attractive grounds, creating a wonderful extension of the living space.

The principal bedroom is a spacious double complete with fitted double wardrobes and a stylish en-suite shower room with a double shower enclosure, wash hand basin with storage beneath and a WC. The second bedroom is also a well-proportioned double, enjoying pleasant views across the green space to the side of the development. Completing the accommodation is the main bathroom, fitted with a bath, wash hand basin with storage and a WC.

Outside

The property benefits from an allocated parking space (No. 7) within a secure gated car park, together with ample visitor parking for guests.







Lease Details

Please be advised that whilst we make every effort to ensure that these lease details are correct, these are subject to change, must not be relied upon and **MUST** be verified by any potential Purchaser's Solicitor.

Tenure: Leasehold.

Lease Term: 999 years from 2000.

Ground Rent: £100 per annum.

Service Charge: £3,485 per annum.

Tenure: Freehold.

Listed Status: None.

Conservation Area: None.

Local Authority: Leicester City Council, **Tax Band:** D

Services: All mains service, Rointe remote electric heaters & part underfloor heating

Broadband delivered to the property: ADSL, speed unknown.

Construction: Believed to be standard.

Wayleaves, Rights of Way & Covenants: None our Clients are aware of.

Flooding issues in the last 5 years: None our Clients are aware of.

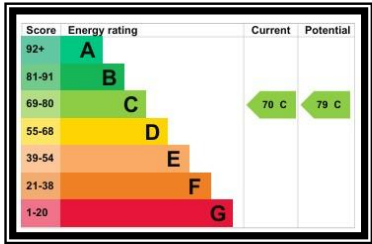
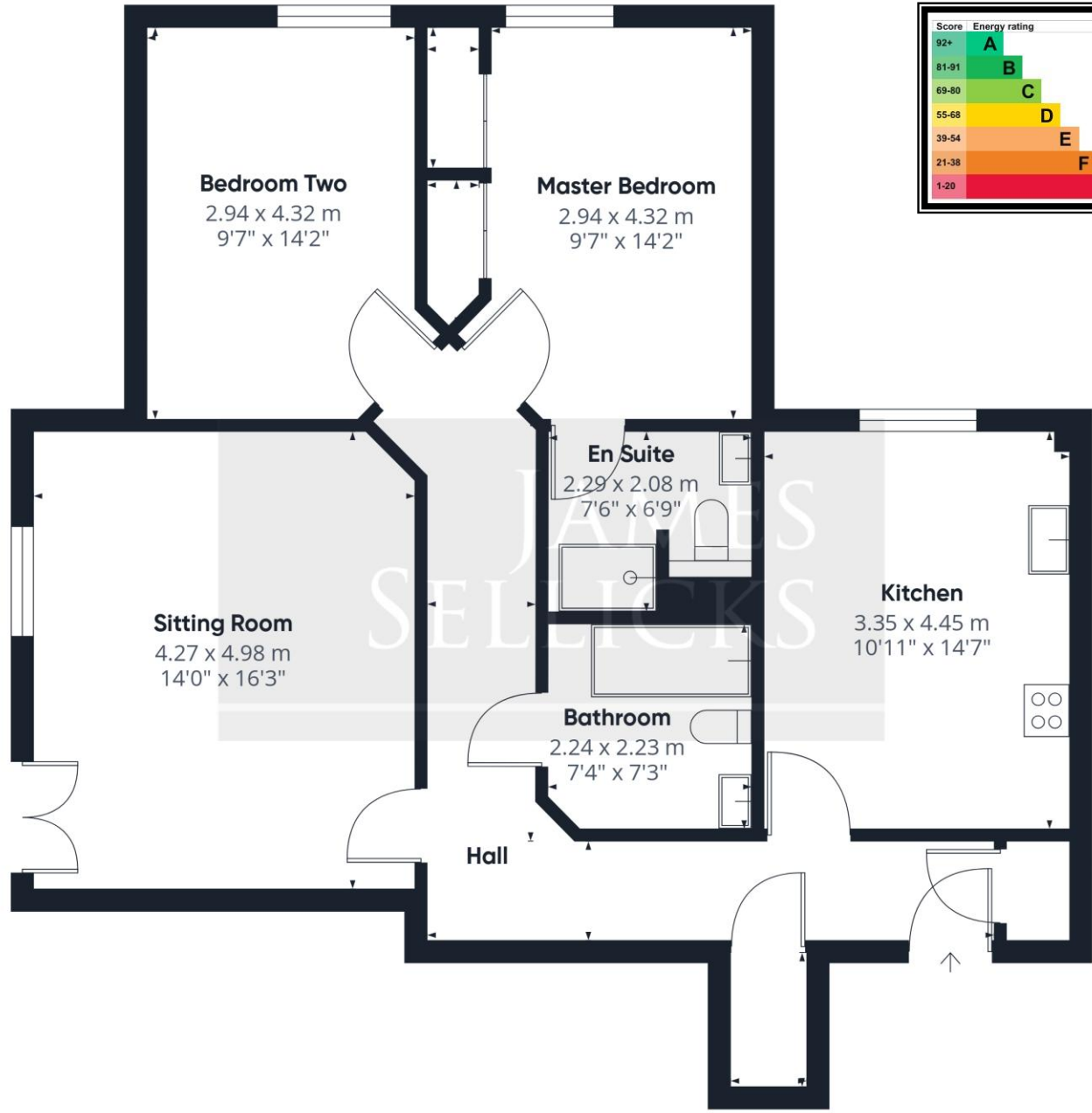
Planning issues: None our Clients are aware of.

Accessibility: No specific accessibility modifications made.









Approximate total area⁽¹⁾
 88.8 m²
 957 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

