

Hooks Close, LEICESTER, Leicestershire

Offers Over: £170,000

Frank Innes
est. 1932










LONDON
NEW YORK
PARIS





AVAILABLE WITH NO ONWARD CHAIN. This beautifully presented ground floor apartment, set within a modern and well maintained development in the heart of Anstey, offers an ideal opportunity for downsizers, first time buyers, or investors seeking a ready to let property.

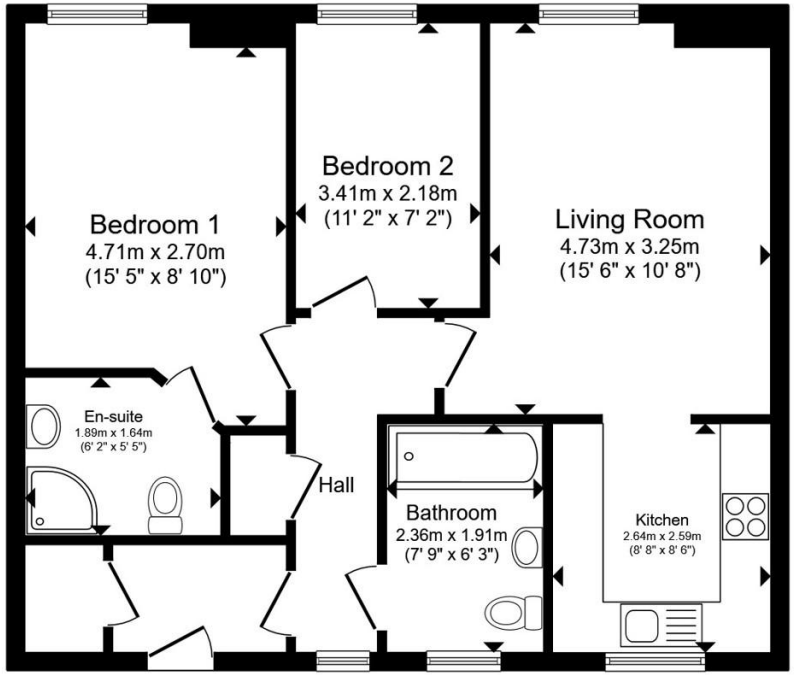
From the moment you arrive, the attractive exterior and tidy communal areas create a great first impression. The apartment enjoys a tucked away entrance in a quiet corner of the complex, giving it a sense of privacy as you step inside.

The welcoming hallway includes a useful storage cupboard and leads into the stylish, contemporary accommodation beyond. The spacious living room is a standout feature, offering ample space for both lounge and dining furniture. Dual aspect windows flood the room with natural light, while tasteful décor—including feature wall panelling and neutral tones—creates a calm, modern feel. A built in surround sound system (also installed in the master bedroom) adds an extra touch of luxury.

Just off the living room is the sleek, well appointed kitchen, thoughtfully updated by the current owner. It features an oven, hob, stainless steel sink, generous worktop space, attractive green cabinetry, and a large freestanding fridge freezer, which can remain as part of the sale.

The apartment offers two double bedrooms. The generous master bedroom is beautifully decorated and benefits from its own ensuite, complete with a recently fitted shower cubicle, basin, WC, and heated towel rail. The second double bedroom is served by a modern family bathroom with bath and overhead shower.

With no onward chain, this move in ready apartment is perfect for a single occupant or couple—whether starting out, scaling down, or investing. Early viewing is strongly recommended to avoid missing out on this lovely home.



Ground Floor

Total floor area 66.1 m² (711 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Frank Innes
esc. 1932





Council Tax Band: **B**

Tenure: **Leasehold**

Service Charge: **£695**

Years Left on Lease: **107**

Ground Rent: **£216**

Viewing by appointment

T: 01509 218006
E: loughborough@frankinnes.co.uk
7 Swan Street, Loughborough, Leicestershire, LE11 0BJ

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

Frank Innes is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Greenwood House, 1st Floor, 91-99 New London Road, Chelmsford, Essex, CM2 0PP. VAT number 500 2481 05

Code: LOH_LOH260178_R6PL_8