NEWBY & CO
local estate agents

19 Gynsills Hall
Stelle Way, LE3 8HP
£187,000

2 2 1 D

19 Gynsills Hall

Stelle Way, Glenfield, LE3 8HP

A superbly presented ground floor apartment situated in this sought after development with gated parking, long 999 year lease and well placed for excellent shopping, Glenfield hospital, bus routes to city and major road links via A50, A46 & M1/M69. These properties are popular with a range of buyers and ground floor apartments rarely come available. The good sized accommodation with new Fischer ultra-efficient electric heating and UPVC double glazing comprises of hall, 14' lounge with views up the drive, fitted dining kitchen incl oven/hob, fridge, 2 bedrooms, en-suite shower room & bathroom. Well kept communal gardens, nearby nature reserve. Early viewing highly recommended! Leasehold. Council Tax Band D

Entrance Hall

The apartment is accessed via a central communal hallway with door release system. Once entering the central hall, the apartment is the first door on the right hand side.
The timber composite entrance door leads into the L-shaped entrance hall, fitted carpet, new Fischer ultra-efficient electric heater, large storage/airing cupboard housing hot water cylinder system.

Lounge

14'2" x 13'8" (4.34m x 4.17m)

A generously sized living room with views down the driveway from Gynsill Lane to the apartment block. UPVC double glazed window to front, fitted carpet, new Fischer ultra-efficient electric heater.

Kitchen-Diner

12'9" x 11'8" (3.91m x 3.56m)

A well equipped fitted kitchen with ample space for a table and chairs. UPVC double glazed window to front, new Fischer ultra-efficient electric heater, recessed spotlights to ceiling. The kitchen is fitted with a range of modern base, drawer and eye-level units, work surfaces, one-and-a-half bowl stainless steel sink unit with mixer taps, brandn ne w appliances to include stainless steel electric oven, ceramic hob, extractor hood, integrated fridge.

Bedroom One

13'3" x 11'10" (4.06m x 3.61m)

UPVC double glazed window to rear, fitted carpet, new Fischer ultra-efficient electric heater, a wealth of storage is provided by the built-in wardrobes.

En-suite Shower Room

Fitted with a modern suite comprising of shower enclosure with electric shower, pedestal wash hand basin, wc, electric wall heater, chrome electric towel rail, half-tiled walls.

Bedroom Two

12'5" x 10'0" (3.81m x 3.05m)

UPVC double glazed window to rear, fitted carpet, new Fischer ultra-efficient electric heater.

Bathroom

8'3" x 8'2" (2.54m x 2.49m)

A spacious bathroom with modern white suite. Panelled bath, pedestal wash hand basin, wc, electric wall heater, electric heated towel rail.

Outside

Gynsills Hall is set within extensive communal gardens which are maintained by the management contract. There are extensive lawns, mature trees and hedges/shrubs. The parking area is secured by electric gates and parking spaces are allocated by numbered spaces. There are a number of spaces available for guests.

Glenfield

Glenfield is a popular large village 5 miles to the West of Leicester city centre with a population of approx 9,500. There are two well regarded primary schools, three pubs, St Peters church and a range of local shopping facilities including a relatively new Morrison's store on Station Road. There is nearby open countryside including Bradgate Park and Gynsills conservation area. There is easy access to M1, A46 & A50 main routes. Glenfield General Hospital & Leics County Council are two large employers. Glenfield is mentioned in the Domesday book of 1086 and is also famous for its now defunct railway tunnel built by Stevenson and once the longest in the world. Regular bus services into Leicester serve the village and Leicester train station is approx 5 miles away.

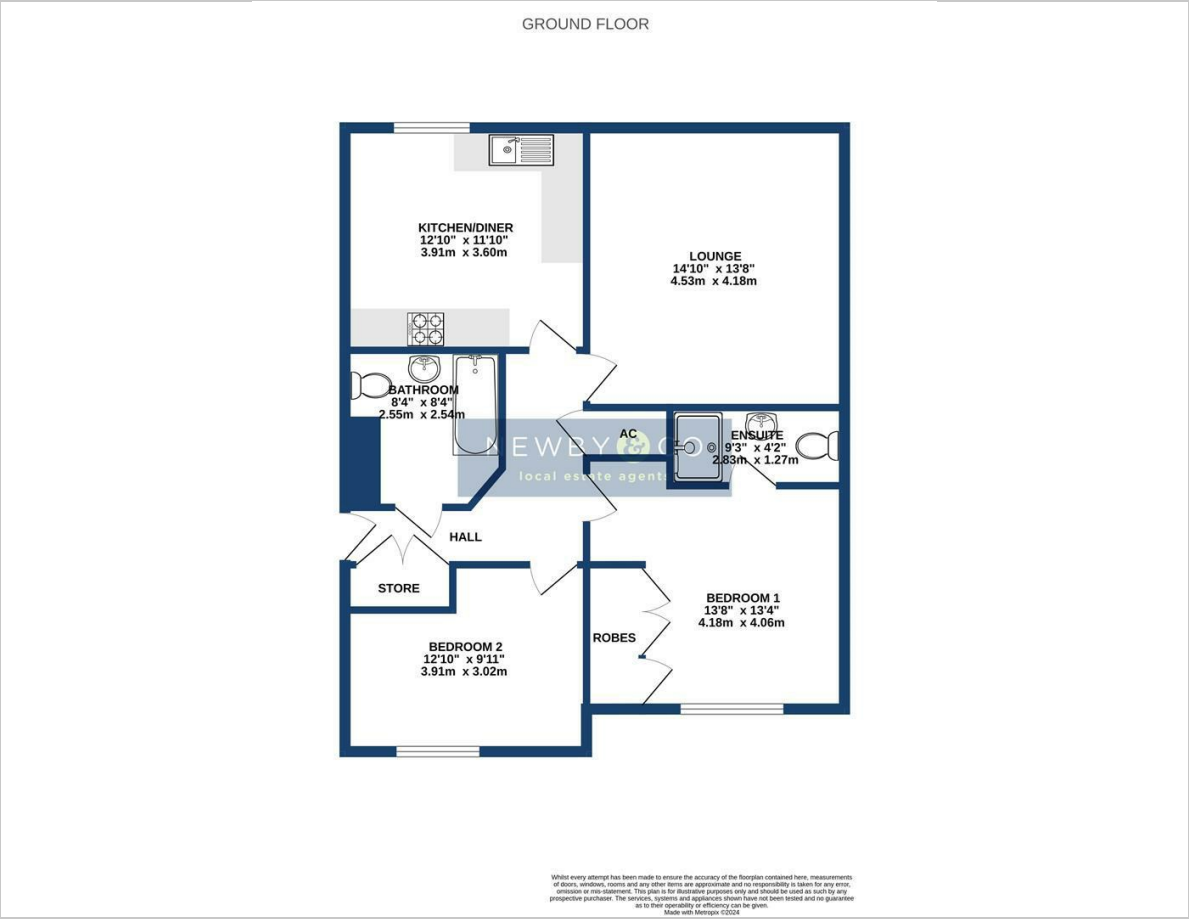
Local Authority & Council Tax Info (Blaby)

This property falls within Blaby District Council (blaby.gov.uk)
It has a Council Tax Band of D which means a charge of £2452.38 for tax year ending March 2027
Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.
For more information regarding school catchment areas please go to www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school

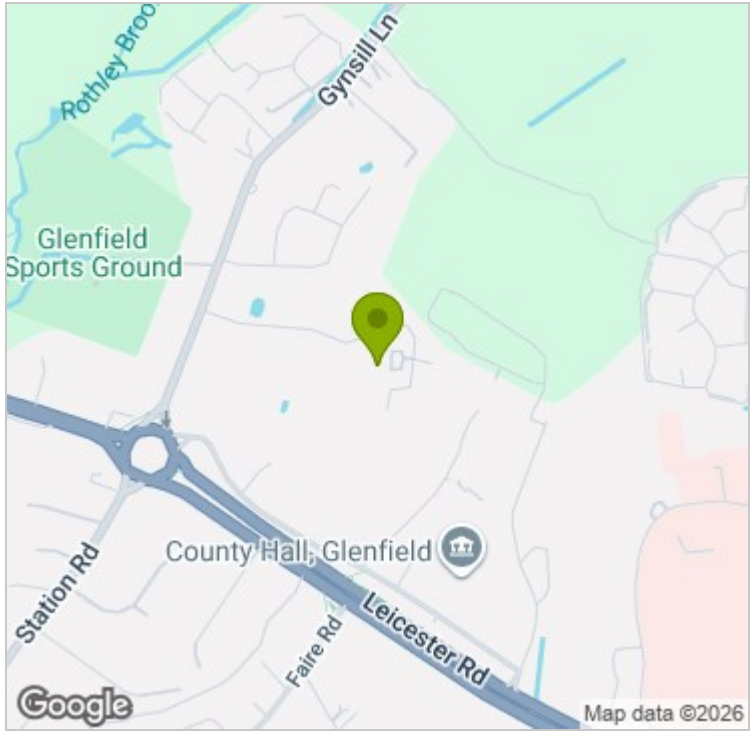
Leasehold Information

The agents understand that the lease of 999 years started in 2001
2026 Service Charge £2,845.70

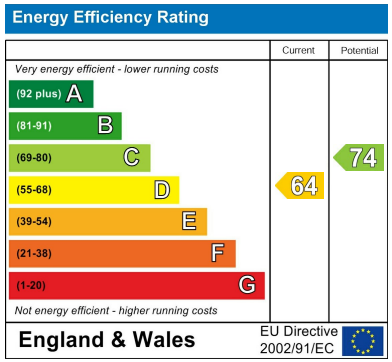
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Glenfield Office on 0116 2990 990
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

88 Faire Road, Glenfield,
Leics, LE3 8ED
Tel: 0116 2990 990
Email: sales@newbyandco.co.uk
newbyandco.co.uk

The Property Ombudsman SALES
OFT Approved code
NEWBY & CO
local estate agents