



**72 King Street,
Enderby,
Leicester,
LE19 4NH**



01530 231 859
sales@shepherdandwhite.co.uk



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Charming one-bedroom ground-floor apartment in a peaceful village setting, offered with no onward chain. Featuring open-plan living, a comfortable bedroom, shower room, gated access and parking. An excellent opportunity for first-time buyers, downsizers or investors to modernise and add their own personal touch.



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COMMUNAL ENTRANCE HALL

ENTRANCE HALL

With storage heater and walk-in cupboard

OPEN PLAN LOUNGE INTO KITCHEN

21' 10" x 13' 5" (6.67m x 4.11m narrows to 2.48m)

This bright and well-presented kitchen offers a practical layout with a modern, minimalist feel. Featuring a range of light wood wall and base units complemented by sleek dark worktops, the space provides ample storage and preparation areas. Natural light floods in through the large window, enhancing the room's airy atmosphere.

The kitchen benefits from durable wood-effect flooring and neutral décor throughout, making it easy to personalise. There is designated space for freestanding appliances, and the layout is ideal for everyday cooking and functionality.

Perfectly suited for first-time buyers or investors, this kitchen combines simplicity and efficiency in a clean, contemporary setting.

BEDROOM

10' 9" x 8' 5" (3.30m x 2.57m)

With electric heater. Compact bedroom featuring wood-effect flooring, neutral-toned walls, and dual windows providing natural light.

SHOWER ROOM

6' 1" x 6' 1" (1.87m x 1.86m)

Efficient and practical, this compact three-piece shower room maximizes its footprint with a space-saving layout. The room features a wall-mounted glass wash basin with stainless steel supports, a dedicated glass-enclosed shower cubicle with chrome framing, and a low-level WC. Neutral white walls and durable light-toned flooring provide a clean, bright finish

OUTSIDE & ALLOCATED PARKING

Communal gardens and allocated parking:

LEASE DETAILS

Lease Details

Service Charge - Service Charge - £724.99 for the period of 01/04/2026 to 30/09/2026 (so £1,450 per annum approx)

Ground Rent - £100 per annum

Tenure - We are advised by the vendors that the property is held Leasehold on the balance of a Term 200 year lease dated April 2003 (177 years remaining)



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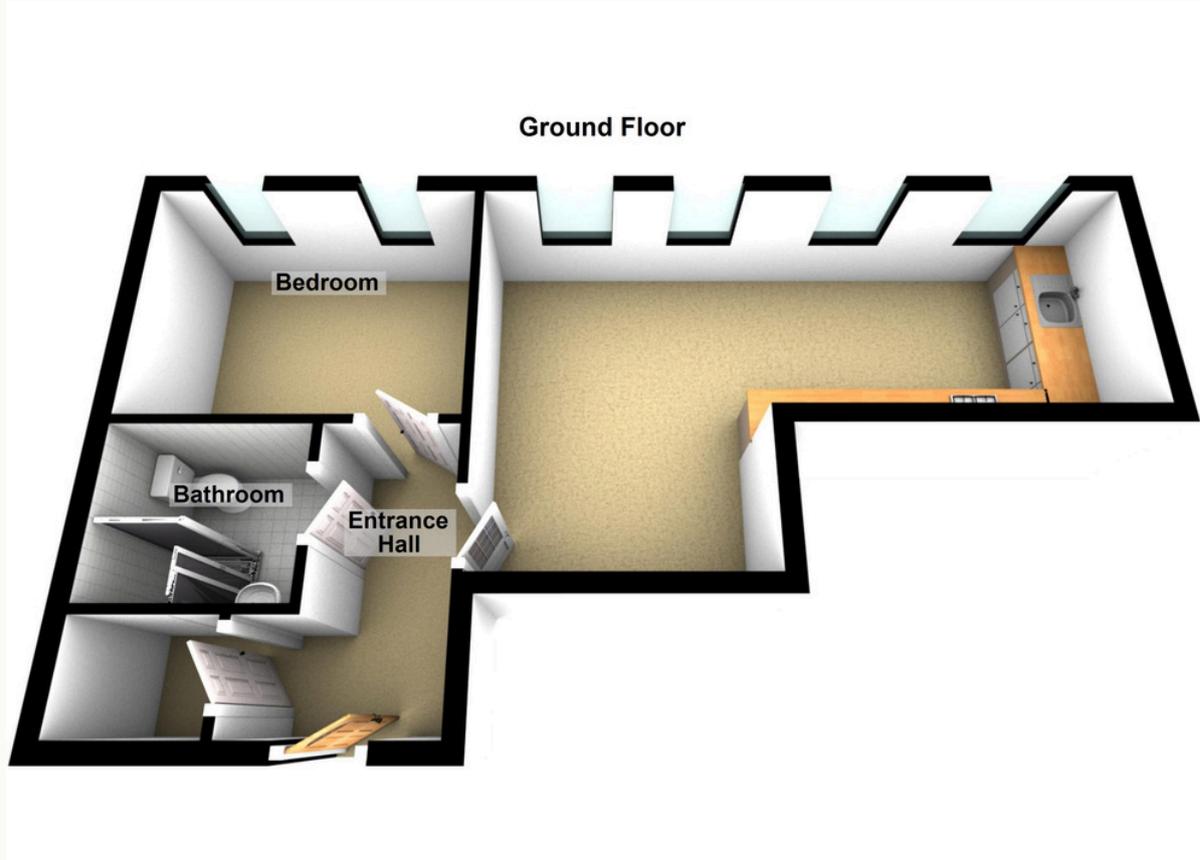
Nestled in a charming village location, this one-bedroomed ground floor apartment offers comfortable single-level living and is ready for a new owner to take it to the next level. With the added benefit of no onward chain, it presents an excellent opportunity for first-time buyers, downsizers, or investors looking to add their own touch.

Accessed via a gated entrance with convenient parking, the property enjoys a sense of privacy and security. Stepping through the front door, you are welcomed into an open-plan living space that brings together the lounge, dining area and kitchen. The apartment features one comfortable bedroom along with a well-appointed shower room.

Situated in a peaceful village setting, this apartment offers plenty of potential for a buyer to modernise or personalise to their own taste, making it a fantastic opportunity to create a charming home in a desirable location.



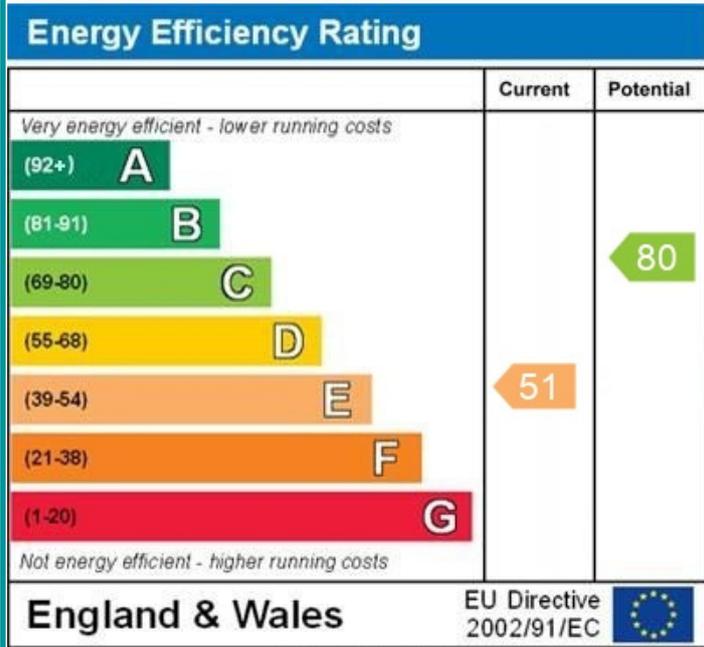
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Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Services

The services, systems and appliances listed in this specification have not been tested by Shepherd & White and no guarantee as to their operating ability or efficiency can be given.

Tenure

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Leasehold- Shepherd & White recommends that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Thinking of Selling?

For a free valuation of your property with no obligation contact Shepherd & White on
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