

Victoria Gardens 195 London Road Stoneygate Leicester LE2 1ZH



Offers Over £160,000 No Upward Chain

A spacious well presented second floor flat is situated within a popular development with a pleasant leafy outlook to the front. The property has a feature open plan lounge dining room with patio doors to balcony, kitchen, two double bedrooms, a stylish shower room & separate WC. The property would make an ideal first time purchase.

The property is well located for everyday amenities and services including renowned local public and private schooling including St Thomas More Catholic Voluntary Academy together with nursery day-care, Leicester City Centre and University of Leicester, Leicester Royal Infirmary and Leicester General Hospital, and is within minutes' walk of Victoria Park together with shopping parades in both Stoneygate and neighbouring Clarendon Park with their specialist shops, bars, boutiques and restaurants.



Gas Central Heating, Double Glazing

Communal Entrance, Private Entrance Hall

Spacious Open Plan Lounge Dining Room with Balcony, Kitchen

Two Double Bedrooms, Stylish Shower Room & Separate WC

Communal Gardens, Garage in Block to the Rear

Located within a Sought After Development with an Attractive Outlook to the Front

Communal Entrance

With stairs to second floor.

Private Entrance Hall

With cloaks cupboard, storage/linen cupboard, radiator.

Spacious Open Plan Lounge Dining Room 20'1" x 19'9" narrowing to 13'

With double glazed windows to the front and side elevations, fireplace, TV point, two radiators, patio doors leading to:

Balcony 12'10" x 4'

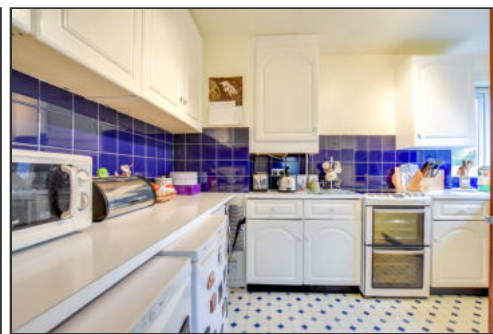
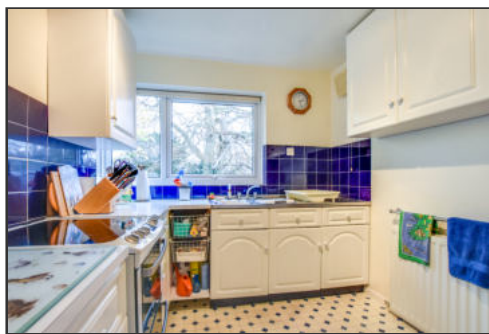
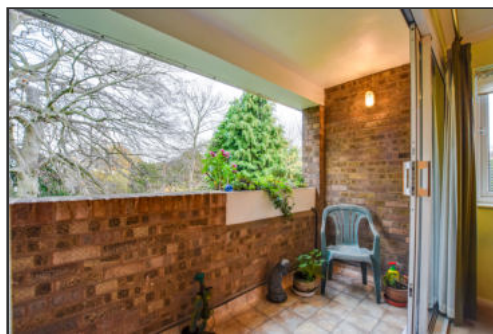
With tap, lighting.

Kitchen 11'2" x 8'

With double glazed windows to the front and side elevations, kitchen comprises: double sink and drainer unit with mixer tap, a range of wall and base units with worksurfaces over, electric cooker point, cupboard housing boiler, freestanding fridge and freezer, potential space for washing machine under sink, lino floor, radiator.

Bedroom One 13' x 9'4"

With double glazed window to the front elevation, a range of fitted wardrobes with building shelving and drawers, three mirrors, radiator.



Bedroom Two 10'9" x 9'5"

With double glazed window to the rear elevation, two double wardrobes, radiator.

Shower Room 7'4" x 6'6"

With double glazed window to the side elevation, double shower cubicle with electric shower, wash hand basin, extractor fan, lino floor, heated towel rail, radiator.

Separate WC 5'10" x 2'6"

With low level WC, extractor fan.

Outside

The property is set within well maintained communal grounds with mature copper beach tree to the front.

Garage

Located in a block to the rear of the development indicated by the No 5.

Lease Details

Brief lease information can be found at our Queens Road office.

VALUATIONS: If you are considering selling we would be happy to advise you on the value of your own property together with marketing advice with no obligation.



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Energy Efficiency Rating	
Current Rating – C 70	Potential Rating – C 74

Ground Floor



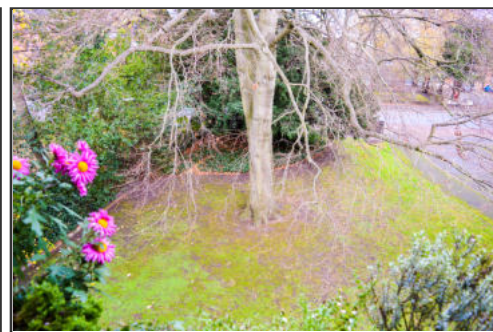
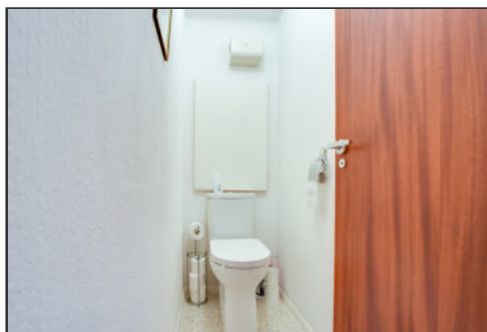
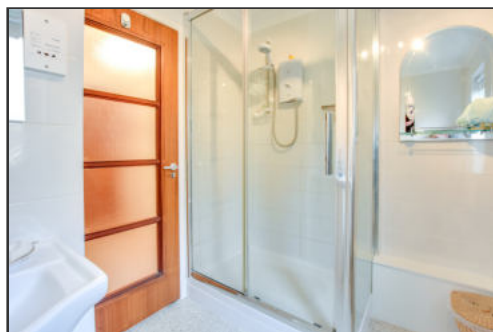
Important Note:

The floor plans are **NOT TO SCALE**, and are intended for use as a guide to the layout of the property only. They should NOT be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.

IMPORTANT NOTE

'We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements.

WE HAVE NOT TESTED ANY MAINS SERVICES, GAS OR ELECTRIC APPLIANCES OR FIXTURES AND FITTINGS MENTIONED IN THESE DETAILS, THEREFORE, PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES BEFORE COMMITTING TO PURCHASE. INTENDING PURCHASERS MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE TO THE CORRECTNESS OF THE STATEMENTS CONTAINED IN THESE PARTICULARS. KNIGHTSBRIDGE ESTATE AGENTS & VALUERS (NOR ANY PERSON IN THEIR EMPLOYMENT) HAS ANY AUTHORITY TO MAKE ANY REPRESENTATION OR WARRANTY IN RELATION TO THE PROPERTY.'



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