



JAMES  
SELLICKS

27 The Lawns

2A STONEYGATE ROAD, STONEYGATE  
LEICESTER, LE2 2AS

PRICE: £130,000

Situated just off London Road in the heart of Stoneygate, a third-floor penthouse apartment, thought ideal for a first-time buyer or an investment purchaser.

The apartment does require cosmetic improvement but offers spacious accommodation with an attractive outlook.

Private entrance hall • living kitchen • two bedrooms • wet room • communal grounds • resident's parking • EPC - C

#### Location

The Lawns is located on Stoneygate Road in the fashionable and popular southern suburb of Stoneygate offering excellent access to the professional quarters and mainline railway station along with the hospitals, universities and local day to day shopping can be found along the fashionable Allandale Road and Francis Street shopping parades.

#### Accommodation

The property is accessed via stairs or communal lift, with a private entrance hall, a living kitchen, two bedrooms and a shower room. Outside are attractive communal grounds and resident's car parking.

The apartment is accessed via communal stairs or lift, which lead to a private entrance hall with storage cupboard with a large cupboard housing the Worcester wall mounted boiler. The open plan living kitchen has a range of eye and base level units, stainless steel sink and uPVC double glazed windows to the front and side. There are two bedrooms and a wet room comprising low flush WC, wash hand basin, shower and fully tiled walls and floor.

#### Outside

The property enjoys communal lawned gardens with mature trees and resident's parking.

#### Lease details :

**Whilst we make every effort to ensure that these are correct, they are subject to change, must not be relied upon and MUST be verified by potential Purchaser's Solicitor.**

**Tenure:** Leasehold. **Lease:** 125 years from 1984.

**Service Charge:** £1,100 per annum.

**Payable to:** PA Housing

**Ground Rent:** TBC

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

**Listed Status:** None.

**Conservation Area:** Stoneygate

**Services:** Offered to the market with all mains services and gas-fired central heating.

**Broadband delivered to the property:** Full fibre, speed unknown.

**Wayleaves, Rights of Way & Covenants:** None out of the ordinary for an apartment block.

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

**Accessibility issues :** This is a third floor apartment, there is lift access.

**Cladding:** None our Clients are aware of.

**Planning issues:** None our Clients are aware of.





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1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

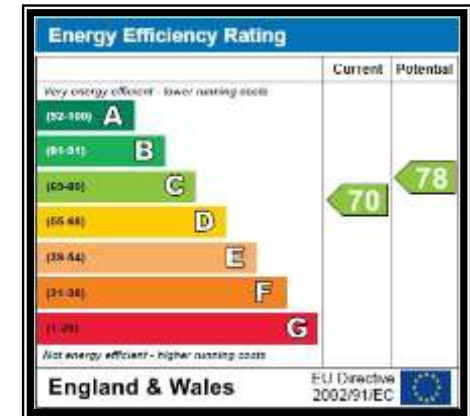
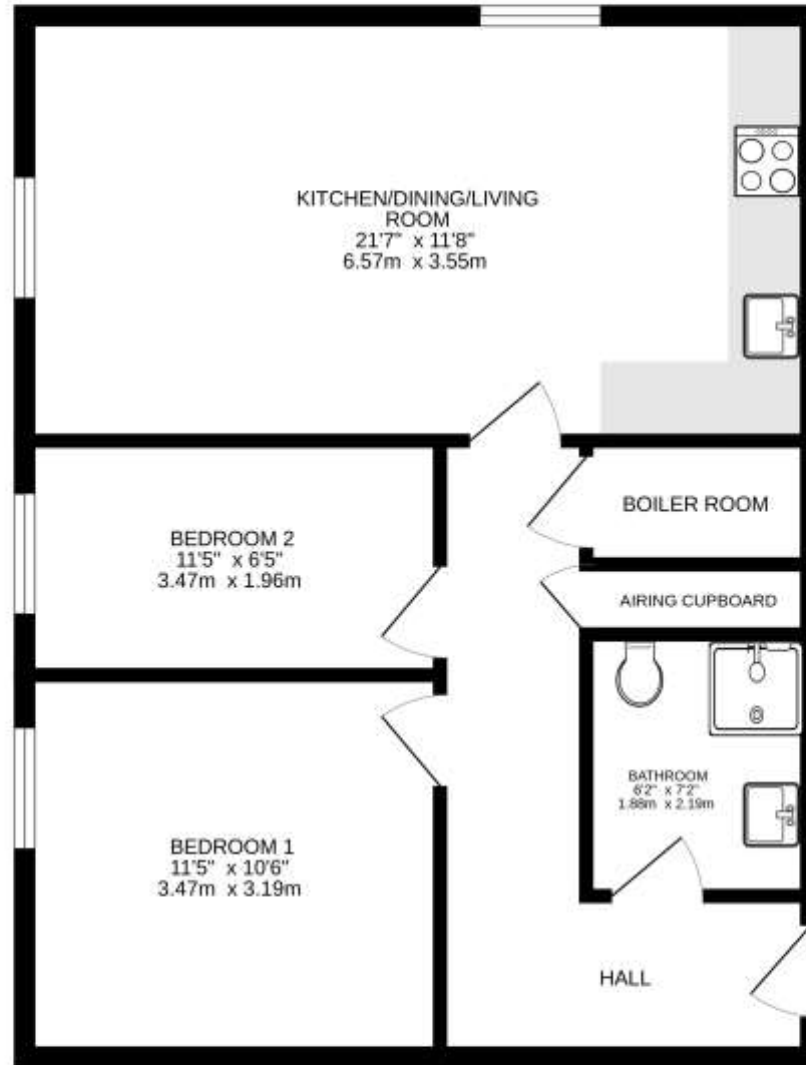
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**Measures and Other Information**

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.



**27 The Lawns, 2a Stoneygate Road, Stoneygate, Leicester LE2 2AS**  
**Total Approximate Gross Internal Floor Area = 616 SQ FT / 57 SQ M**  
 Measurements are approximate. Not to scale. For illustrative purposes only.