

5 CARISBROOKE COURT

55 CARISBROOKE ROAD, STONEYGATE
LEICESTER LE2 3PF

JAMES
SELLICKS

GUIDE PRICE: £299,950



This contemporary duplex apartment is one of the finest homes the Agent has come across in Stoneygate. Thoughtfully designed throughout, beautifully presented, light-filled and offering an exceptional amount of sophisticated living space in a desirable location.

Accommodation

A smart entrance hall gives access to a well-appointed cloakroom, stylishly tiled and fitted with a WC and a wash hand basin with storage. A generous utility room providing ample fitted storage, a chrome sink with drainer, plumbing for a washer/dryer and internal access to the garage. A useful study/storage room completes the ground floor, finished with the same quality tiled flooring as the hall.

To the first floor, wood-effect laminate flooring flows through the landing and main living spaces. The large open landing houses a useful storage cupboard. An L-shaped sitting/dining room provides a wonderful, versatile space with triple-aspect windows with shutters, providing superb natural light and attractive views over neighbouring tennis courts. The striking modern kitchen is fitted with an excellent range of grey eye and base level units and drawers, ample preparation surfaces, a stainless steel sink with mixer tap over and a Quooker boiling-water tap. Integrated appliances include a Zanussi double oven, an induction hob with black extractor unit above, CDA wine fridge, dishwasher, fridge and freezer. Two side windows and a marble-effect breakfast bar complete this highly functional and stylish space.

The impressive principal bedroom enjoys two windows to the front and has extensive fitted storage, including a pair of triple wardrobes. Bedroom two is also a generous double with dual-aspect windows and a fitted double wardrobe. The beautifully finished bathroom is fully tiled and fitted with a bath, WC, vanity unit with storage, LED mirror and a luxurious shower featuring a rainfall head and body jets for a truly spa-like feel.

Outside

A private driveway provides parking for up to three vehicles, framed by mature trees and surrounding greenery. A side passage leads to the covered porch, offering a welcoming approach. The apartment also offers a small private terrace overlooking the tennis courts, perfect for a morning coffee or evening drink in a peaceful setting.

Lease information

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

Tenure: Leasehold. Term: 189 years from 1984.

Service charge : £435 per quarter.

Local Authority: Leicester City Council

Tax Band: C

Listed Status: None. Conservation Area: None.

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

Broadband delivered to the property: Fibre, speed unknown,.

Construction: Believed to be standard.

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

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

Accessibility: Duplex property, no specific accessibility modifications made.

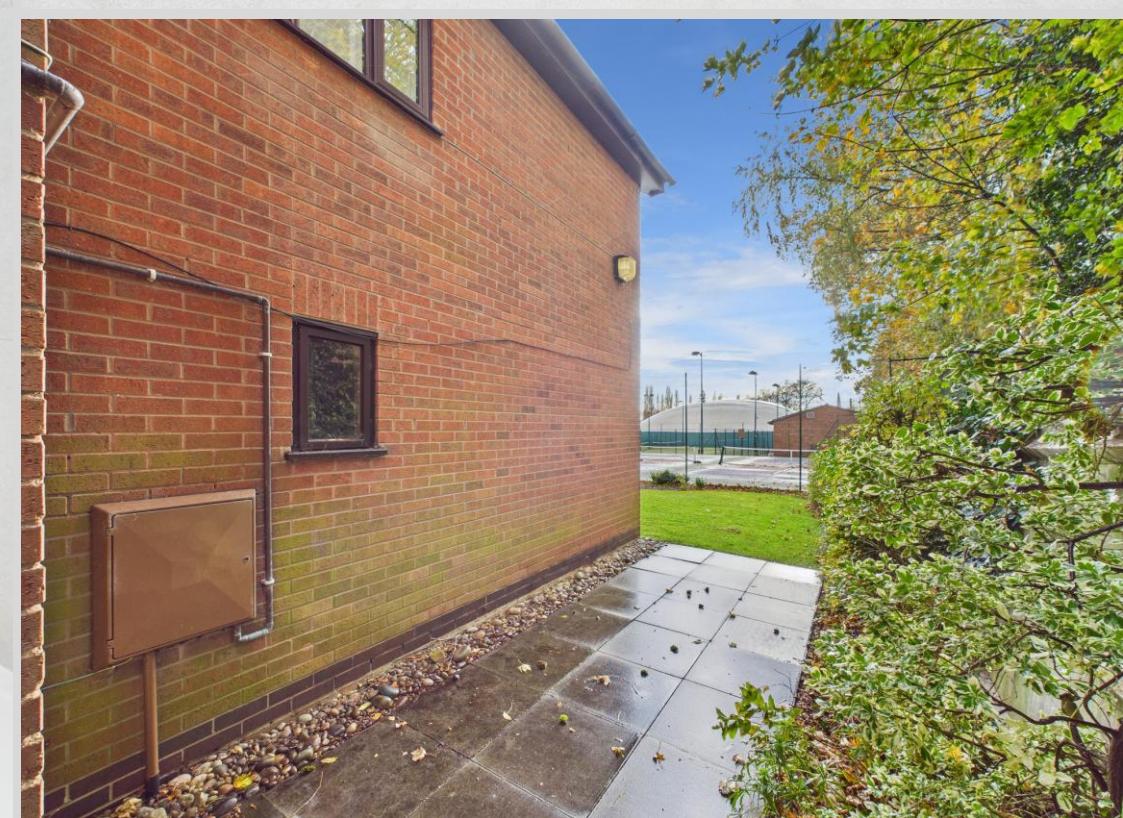
Cladding: None our Clients are aware of.

Planning issues: None our Clients are aware of.









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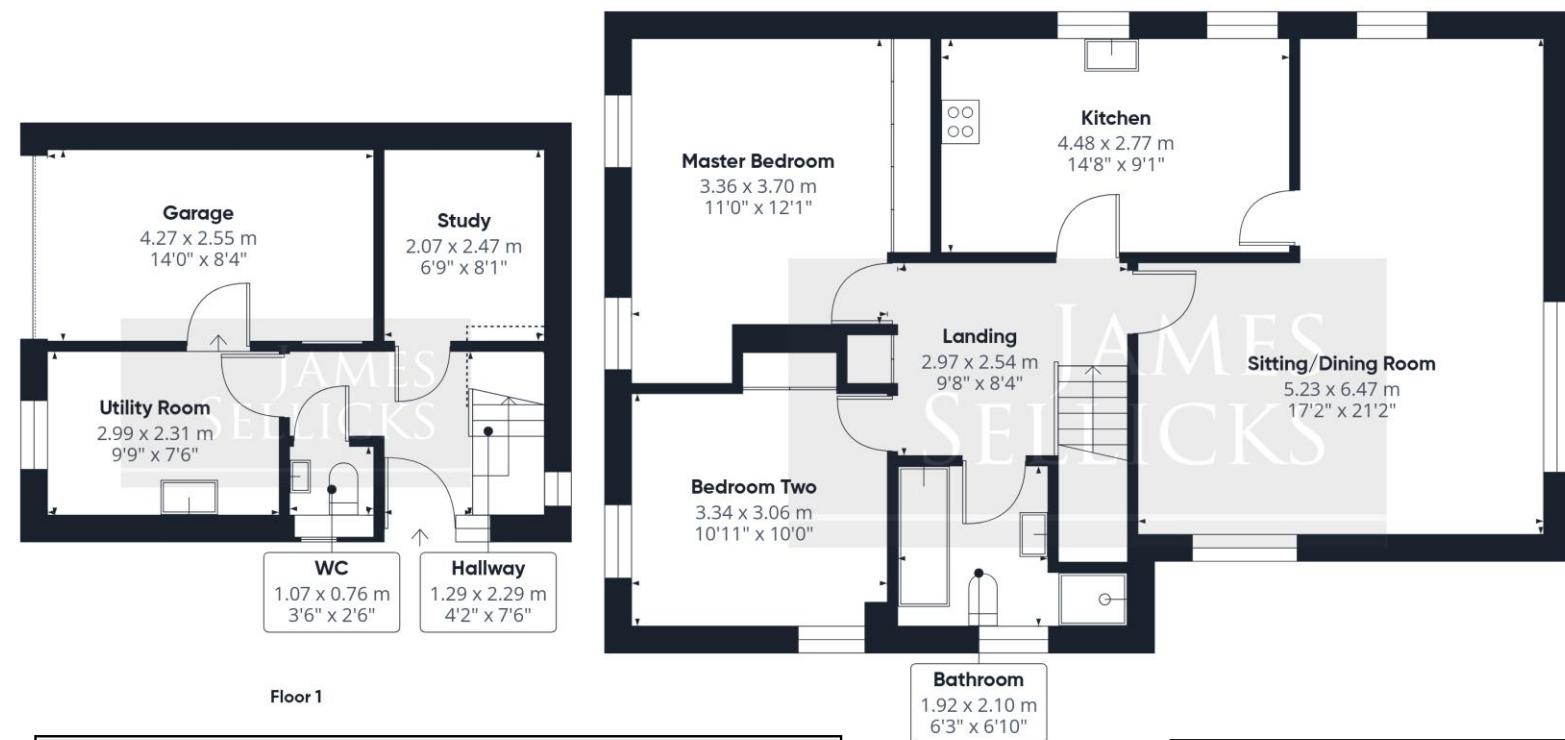
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Measures and Other Information

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	73	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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