



Elizabeth Court, Leicester, LE9 4GQ

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** A SMASHER IN STONEY *** Here is a modern second floor flat forming part of a purpose built complex tucked away off a small lane in the centre of Stoney Stanton, Leicestershire.

The property is presented in good order throughout benefitting from gas fired central heating, upvc double glazing, allocated and visitors parking, views over the local church and grave yard and is offered for sale with no onward chain.

Considered an excellent investment with rentals in the same block achieving £700 pcm or suitable for downsizers and first time buyers alike in this pleasant village close to Elmesthorpe, Sapcote, Sharnford and with easy road links into Hinckley and Leicester city centre.

Briefly comprising: communal hall, second floor landing, hallway, open plan lounge / kitchen, double bedroom and bathroom. Allocated and visitors parking and communal gardens. EPC RATING C.





Key Features

- Second floor apartment
- Adjacent to church
- Sought after village location
- Gas central heating & Upvc Dbl Glazing
- Good order throughout
- Double bedroom & bathroom
- Communal gardens and allocated parking
- EPC RATING C / No chain

£110,000

GENERAL INFORMATION

TENURE: we understand from the vendors that the property is leasehold with vacant possession on completion.

LEASE INFORMATION: We understand that the lease commenced in May 2008 therefore there are approximately 117 years remaining. The ground rent and services charge details are awaiting solicitors verification at present.

SERVICES: all mains services are connected but not tested. The telephone is available subject to the appropriate telephone companies regulations. Sheldon Bosley Knight have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY: Leicestershire Council

COUNCIL TAX BAND: A

FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

VIEWING: by prior appointment through the Sole Agents.

COMMUNAL HALL

SECOND FLOOR

HALL

LOUNGE / KITCHEN

23'3 max x 11'10 max

BEDROOM

13'0 x 8'1

BATHROOM

5'9 x 8'8

OUTSIDE

DRAFT PARTICULARS

Please note these property particulars are in draft format only and have not been checked by the vendor/occupier.



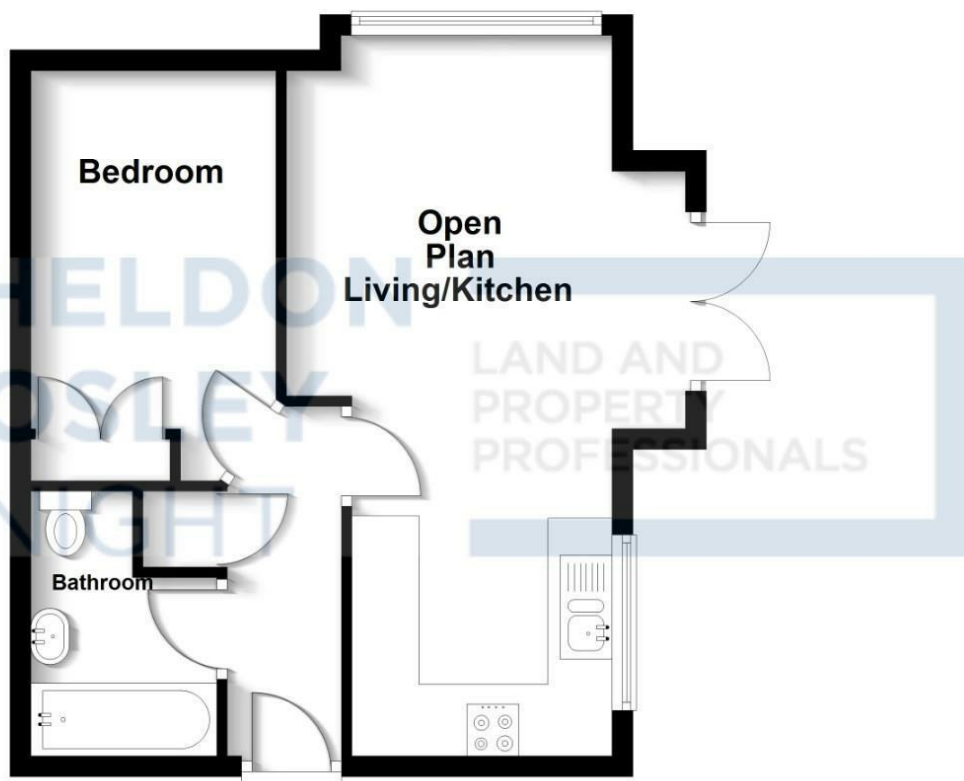




Floorplan

Second Floor

Approx. 40.3 sq. metres (433.9 sq. feet)



Total area: approx. 40.3 sq. metres (433.9 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



EPC Rating - C

Tenure - Leasehold

Council Tax Band - A

Local Authority
Leicester Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

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