



**Stoneleigh Manor,
Stoneygate Road,
Leicester,
LE2 2AD**



01530 231 859
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Stoneleigh Manor, Stoneygate Road Leicester, LE2 2AD

Welcome to Stoneleigh Manor, a stunning 19th-century property located in the sought-after Stoneygate conservation area of Leicester. Originally built for the prominent coal and lime merchant Joseph Henry Ellis, this striking residence was designed in a captivating medieval style evoking the grandeur of a bygone era. After its merchant days, the Manor served as a distinguished school for deaf children before undergoing a meticulous transformation into luxurious apartments and Mews houses. Today, Stoneleigh Manor offers a unique blend of historic charm and modern living, providing an exceptional setting for contemporary life while preserving its rich heritage.



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COMMUNAL ENTRANCE
With stairs to first floor flat:

INNER HALL

Built in storage cupboard, telephone intercom, leaded feature window and leading to:

LIVING ROOM

15' 8" x 9' 3" (4.78m x 2.83m)

Featuring dual aspect windows with leaded to the front aspect and a sash window to rear elevation, wood style flooring, electric radiator and leading to:

FITTED KITCHEN

7' 10" x 5' 7" (2.41m x 1.72m)

The kitchen is fitted with a stylish range of base, wall, and drawer units, complemented by work surfaces and an inset sink with drainer. It features decorative ceramic tiled splashbacks, an integrated four-ring induction hob, space for a fridge, plumbing for a washing machine, and a sash window to the rear

BEDROOM.

12' 5" x 8' 2" (3.80m x 2.51m)

The bedroom includes built-in wardrobes with overhead storage cupboards, a radiator, and a sash window to the rear elevation.

BATHROOM

5' 9" x 6' 9" (1.77m x 2.08m)

The bathroom is fitted with a stylish three-piece suite, including a bath with electric shower, a sink, and a low-level WC set in a vanity unit. It features tiled surrounds, a heated towel rail, and tiled flooring.

OUTSIDE & ALLOCATED PARKING

Communal gardens and allocated parking:

LEASE DETAILS

Lease Details - 125 years from 25 March 1986
(86 years remaining)

Service Charge - £281.66 per month including Building Insurance
Ground Rent - £1 per annum



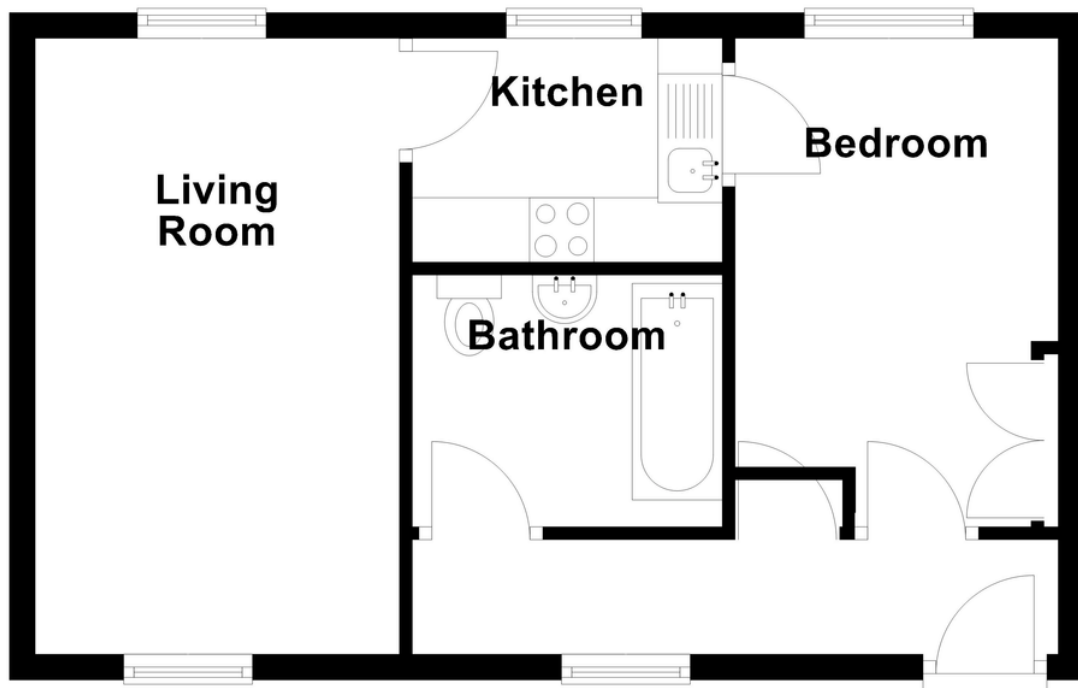
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This exceptional one-bedroom apartment, located on the first floor of a charming stone-built Manor House, offers a perfect blend of elegance and character. Set within private, beautifully landscaped grounds, the apartment is filled with original architectural features that highlight its rich history. A truly stunning space, it seamlessly combines period charm with modern comfort, offering a unique living experience within the distinguished Stoneleigh Manor.



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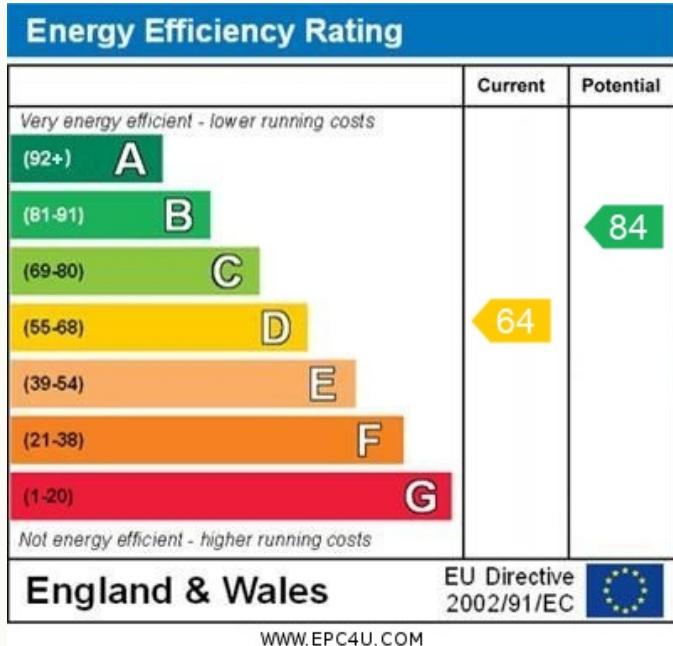
First Floor





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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

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
01530 231 859

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