



**Elms Road, Stoneygate, Stoneygate, Leicester, LE2 3JB**

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**ANDREW  
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# Property Description

A modern two bedroom apartment located on the ground floor of this stunning converted building lying in the heart of the fashionable suburb of Stoneygate.

The apartment benefits from gas central heating and UPVC double glazing.

The apartment is entered via an impressive communal entrance hall with original staircase and floor to a private entrance hall with secure entry system. The accommodation in brief comprises open plan sitting room with dining area and patio doors to a private garden area, fitted kitchen with integrated appliances, contemporary bathroom, double bedroom with patio doors onto a garden area and second bedroom. The property is accessed via secure gated entry and enjoys an allocated car parking space, bike store and is set within private landscaped communal grounds.

The property is within walking distance of fashionable Allandale Road/Francis Street shopping parades and Queens Road in the neighbouring Clarendon Park. The location provides excellent access into the city centre with its professional quarters and mainline railway station providing access to London St Pancras in little over an hour.







## Key Features

- Two Bedroom Ground Floor Apartment
- Popular Stonegate Location
- Exclusive Gated Development
- Fitted Kitchen with Integrated Appliances
- Allocated Parking Space
- Communal Garden With Private Patio
- Leasehold with 116 Years Remaining
- EPC - C

**£230,000**







**Approximate Gross Internal Area**  
56.9 sq. m. (613 sq. ft.)



**Floor Area 56.9 sq.m. (613 sq.ft.) approx**

Not to scale, for layout reference only. All Measurements are Approximate  
Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



EPC Rating - C

Tenure - Leasehold

Council Tax Band - A

Local Authority  
Leicester City Council

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