

for sale

£85,000



## Lyndwood Court Stoughton Road Leicester LE2 2EJ

Nestled in the sought-after area of STONEYGATE, this delightful two bedroom flat presents an exceptional opportunity for both investors and first-time buyers alike. With no chain, it offers hassle-free acquisition and is ideally positioned for those seeking convenience and comfort.



# Lyndwood Court Stoughton Road Leicester LE2 2EJ

## Agents Note:

This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the Grant of Probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect our buying decision.

## Agents Note:

Please note that any services, heating system or appliances have not been tested and no warranty can be given or implied as to their working order.

## Lounge/ Diner

21' 2" x 10' 9" ( 6.45m x 3.28m )

With a upvc window to the side of the property and central heating radiator.

## Kitchen

10' x 8' 1" ( 3.05m x 2.46m )

There are base units, work surfaces housing the sink drainer with mixer taps, splashback tiling, plumbing for a washing machine and a upvc window to the side of the property.



**Bedroom One**

10' 9" x 10' ( 3.28m x 3.05m )

With a upvc window to the side of the property and central heating radiator.

**Bedroom Two**

10' 9" x 8' 9" ( 3.28m x 2.67m )

With a upvc window to the rear of the property and central heating radiator.

**Bathroom**

There is a bath with mixer taps and shower attachment, wash hand basin, wc, partly tiled walls and central heating radiator.

**Outside**

There is off road parking, a garage in a separate block and communal gardens.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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78B The Parade Oadby  
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Property Ref: OBY311329 - 0002

**Tenure:** Leasehold

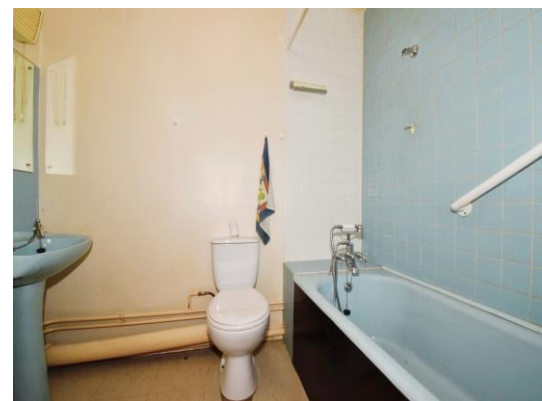
**EPC Rating:** D

**view this property online [connells.co.uk/Property/OBY311329](http://connells.co.uk/Property/OBY311329)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1979. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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