



**Connells**

Stoneycroft Stoneygate Road  
Leicester





### Property Description

Nestled in a peaceful over 55's development and offered with no chain, this upper floor one bedroom apartment boasts views over its impressive communal well established grounds. The accommodation comprises of main communal entrance with stairs and lift rising to third floor, main private hallway, lounge, fitted kitchen, one bedroom, shower room, communal parking and visitor parking.

Stoneycroft is situated close to Leicester City Centre which offers an excellent range shopping and leisure facilities. Leicester Railway Station is close by and the area is served well by local bus routes.

### Entrance Hall

With airing cupboard, additional storage cupboard, electric heater and telephone point.

### Lounge

12' x 9' 7" ( 3.66m x 2.92m )

Double glazed window and balcony to the rear, electric heater, television point and archway to kitchen.

### Dining Area

7' 6" x 7' 5" ( 2.29m x 2.26m )

Adjoining to the lounge is the dining area which has a storage cupboard.

### Kitchen

7' 6" x 7' 5" ( 2.29m x 2.26m )

Fitted with wall and base units, stainless steel sink and drainer, rolled work surfaces with tiling to splashbacks, integrated electric hob and oven with extractor, plumbing for dishwasher/washing machine, space for fridge/freezer, electric point, extractor fan and window to the side.

### Bedroom

13' x 11' 4" ( 3.96m x 3.45m )

Double glazed window to the rear elevation, fitted sliding wardrobes, drawers and vanity area, electric heater, television point and telephone point.

### Shower Room

Corner shower cubicle with electric shower, wash hand basin and mixer tap, low level WC, tiling to splashback areas, electric heater and extractor fan.

## Outside

Impressive well maintained communal gardens with a beautiful range of mature plants, shrubs and lawns.

## Parking

Communal and visitor parking

## Additional Information

The communal entrance has a Housing Scheme Manager's office at the entrance. There is a 24/7 health and safety alarm system. There is also a modern laundry room with bookable washing and drying facilities and bin area.



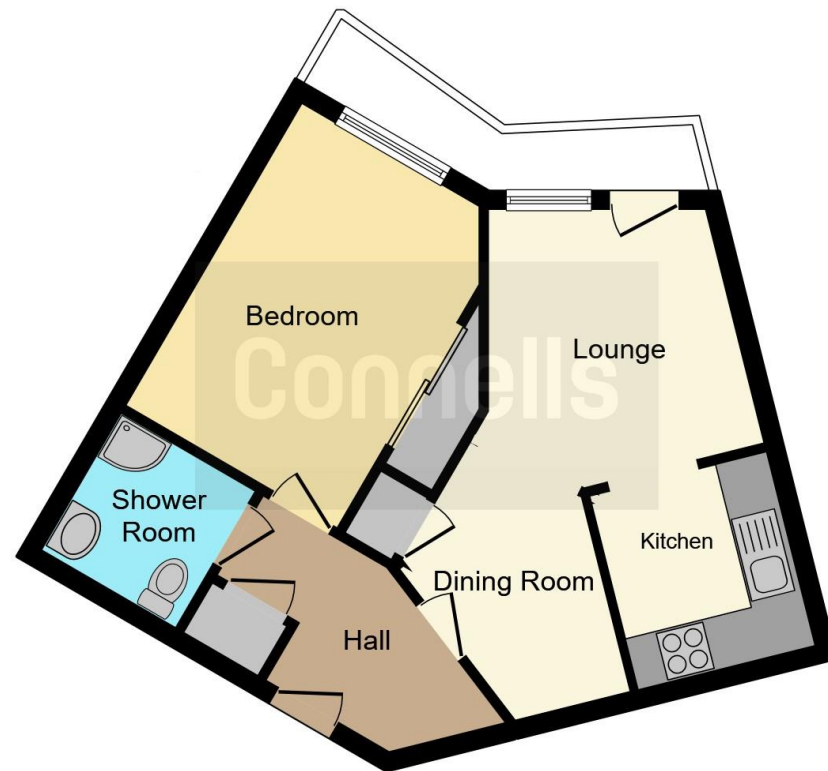












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

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**EPC Rating: D**

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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