

FOR SALE

Stoneygate Avenue Stoneygate Leicester, LE2 3HE



ASKING PRICE: £125,000

- A Ground Floor Flat Of 473 sqft (44 sqm) approx.
- Located In The Desirable Area Of Stoneygate
- Hallway, Living Room, Kitchen, Bedroom & Bathroom
- Communal Grounds With Parking & A Single Garage
- Offered With No Upwards Chain
- Ideal For Investors



Location

This property is located in the desirable area of Stoneygate, with excellent road links to Oadby, Knighton and Leicester City Centre. The property benefits from being in close proximity to Queens Road which comprises; an array of shops, eateries, boutiques, in the surrounding areas, local schooling, places of worship and much more.

Description

A ground floor flat of 473 sqft (44 sqm) approx., offered with no upward chain briefly comprising, communal entrance, hallway, lounge, kitchen, double bedroom and bathroom. Externally, communal grounds with car parking and a single garage to the rear.

Accommodation

All measurements are approximate:

Hallway - 8' 9" x 4' 3" (2.66m x 1.29m)

Living Room - 15' 1" x 11' 6" (4.59m x 3.50m)

Double glazed window to side and rear, electric heater, power points, pendant light fitting.

Kitchen - 11' 6" x 6' 5" (3.50m x 1.95m)

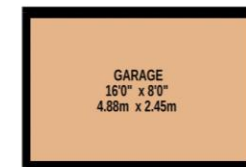
Double glazed window to side, wall mounted units, base units and drawers, sink with hot and cold mixer tap, four burner electric hob with oven, plumbing for washing machine, part tile splashback surrounds, power points, pendant light fitting.

Bedroom - 12' 9" x 11' 9" (3.88m x 3.58m)

Double glazed window to rear, electric heater, power points, pendant light fitting.

Bathroom - 8' 9" x 7' 6" (2.66m x 2.28m)

Double glazed window to side, panelled bath with hot and cold tap, low level WC, pedestal wash hand basin, pendant light fitting.



Outside

Communal grounds with parking and a single garage to the rear.

Tenure

Leasehold. Subject to confirmation, the property has a 999-year lease from January 1969, a service charge in the region of £174.28 per annum and a ground rent in the region of £5 per annum. The current rental income is £7,200 pa.

EPC

Band E.

Council Tax

The property falls within Band A.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Local Authority

Leicester City Council.

Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

Email: info@shonkibrothers.com

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is made as to their operability or efficiency on the given date.

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Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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Health & Safety: You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB

REGISTERED NUMBER: 5393795

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