

## FOR SALE

**The Chestnuts, Knighton Drive  
Stoneygate, Leicester  
LE2 3HB**



## ASKING PRICE: £100,000

- A Well-Presented Ground Floor Flat
- Located Within The Desirable Area of Stoneygate
- Approximately 495 SQFT (46 SQM)
- Entrance Hall, Reception Room, Kitchen, Bedroom & Shower Room
- Communal Garden & Car Park To The Rear
- Ideal For Investors & First Time Buyers



## Location

This property is located on Knighton Drive, which is between Elms Road and London Road in the highly sought after area of Stoneygate. The property is situated within a conservation area and benefits from being in close proximity to an array of everyday amenities including a busy parade of shops along Queens Road and Allandale Road, local schooling and parks and is within easy access to the city centre and nearby motorway networks.

## Description

A well-presented ground floor flat providing well proportioned accommodation. The property briefly comprises; entrance hall, reception room, kitchen, bathroom, shower room and a storage cupboard. Externally, the property benefits from a communal garden and a car park to the rear. The property is offered with no chain and is ideal for investors and first time buyers.

## Accommodation

*All measurements are approximate:*

### Entrance Hall

### Storage Cupboard

### Reception Room - 13' 3" x 13' 4" (4.04m x 4.06m)

Double glazed patio to front, electric heating, power points, pendant light fitting.

### Kitchen - 10' 8" x 5' 8" (3.25m x 1.73m)

Double glazed window to rear, base units and drawers, stainless steel sink with hot and cold mixer tap, four burner electric hob, electric oven, tile splashback surrounds, power points, pendant light fitting.

### Bedroom - 12' 9" x 9' 8" (3.88m x 2.94m)

Double glazed window to front, electric heating, power points, pendant light fitting.

### Shower Room - 7' 5" x 5' 9" (2.26m x 1.75m)

Shower cubicle, low level WC, wash hand basin, pendant light fitting.

## Outside

Communal gardens, car park to rear.

## Tenure

Leasehold.

We have been advised that there is a 125 year lease from 1 June 1988 with 88 years remaining. The service charge and ground rent is £95.68 pcm.

## 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](mailto:info@shonkibrothers.com)



**Important Information:** All statements contained in these particulars are provided in good faith and are believed to be correct but their accuracy is not guaranteed. These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Shonki Brothers Ltd or its employees or agents.

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.

Neither Shonki Brothers Ltd nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars.

The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

**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

VAT NUMBER: 856 0294 16

