



Stoneygate Court, Leicester LE2 2AH

welcome to

Stoneygate Court, Leicester

A spacious apartment located within the popular Stoneygate Court, just outside of Clarendon Park. Comprising of a private entrance hall, two generously sized bedrooms, spacious living area, kitchen and bathroom. Being sold with no onward chain.



Communal Entrance

Entrance Hall

Storage cupboard

Lounge / Diner

19' x 11' (5.79m x 3.35m)

Double glazed window, double glazed French doors to hallway and radiator.

Kitchen

16' 5" x 7' 4" (5.00m x 2.24m)

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, tiled flooring and space for appliances. Double glazed window

Bedroom One

13' 9" x 10' 7" (4.19m x 3.23m)

Two double glazed windows, storage cupboard and radiator

Bedroom Two

14' 1" x 11' 9" (4.29m x 3.58m)

Two double glazed windows, storage cupboard and radiator

Bathroom

Double glazed window, bath with shower over, WC and hand wash basin



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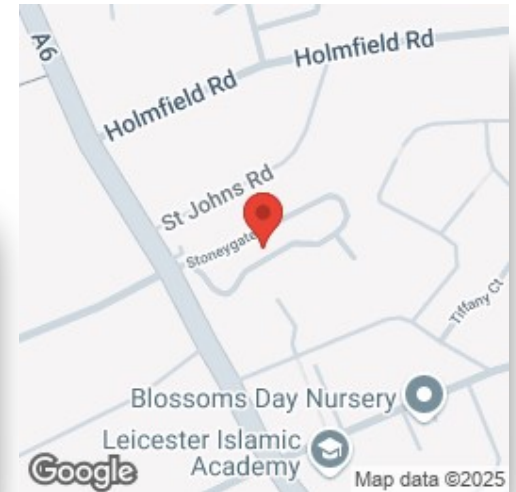
- No Onward Chain
- Two Bedrooms
- Attractive Gardens
- Communal Parking
- Fitted Kitchen with Bespoke Units

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAD106381 - 0006

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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