



O.I.R.O £115,000

Stoneygate Road, Stoneygate, Leicester, LE2 2AB

- One Bed Apartment
- Spacious Living Room
- One Double Bedroom
- GCH, EPC E, C/Tax A & Leasehold
- Ideal Buy to Let or Starter Home
- Lower Ground Floor Level
- Pretty Fitted Kitchen
- Bathroom Suite & Shower
- Communal Gardens
- No Upward Chain



A WELL APPOINTED ONE BED LOWER GROUND FLOOR APARTMENT

Superbly situated in the sought after city suburb of Stoneygate, being well served for Leicester University, the train station, City Centre & the popular Allandale Road and also the Queen Road shopping parade with its array of specialist bars, bistros & boutiques. This attractively presented living accommodation would provide an ideal first time home or investment opportunity and briefly comprises, private entrance hall, spacious living room, fitted kitchen, one double bedroom, bathroom suite with shower, communal garden.

EARLY VIEWING HIGHLY RECOMMENDED | AVAILABLE WITH NO UPWARD CHAIN



LOWER GROUND FLOOR

ENTRANCE HALLWAY

Private entrance



LIVING ROOM

14'9 x 11'7 (4.50m x 3.53m)

Comprising tv point, wood style flooring, electric radiator and window to rear elevation:



FITTED KITCHEN

11'4 x 4'3 (3.45m x 1.30m)

Fitted with a matching range of ivory base and drawer units with wood style work surfaces over inset with stainless steel sink, electric four ring hob, single electric oven and integral washing machine. Having wood style flooring, space for fridge / freezer and window to side elevation:

LOBBY

Wood style flooring and door to communal garden:



BEDROOM

17'2 x 14'6 (5.23m x 4.42m)

Fitted with cupboard having plumbing & power for washing machine, electric radiator and windows to front elevation:



BATHROOM SUITE

Comprising a re-fitted contemporary style three piece suite: panelled bath with mixer shower and electric 'Triton' shower over, shower screen, wash hand basin and low level wc, complete with ceramic tiled surround and flooring:



COMMUNAL GARDEN

The property enjoys communal out door rear garden space:

FIXTURES & FITTINGS

The vendor is willing to negotiate for the following Fixture & Fittings (£Price subject to negotiation):

Living Room - Sofa, Coffee Table, Bookcase, Chest of Drawers, Desk & Chair

Kitchen - Fridge / freezer, integral Washing Machine

Bedroom - Bed, Wardrobe, Chest of Drawers x 2

LEASE DETAILS

Management Company: De Montfort Court Management Company

Length of Lease: 150 years from 24/06/2012 - 139 years remaining

Service Charges: £107.50 p/mth including Building Insurance

Ground Rent: £37.50 every 6 months

FREE VALUATION

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394

GENERAL REMARKS

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention. Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.

MONEY LAUNDERING

Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

MORTGAGES

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5.30pm

Wednesdays late night until 7pm

Saturday 9am - 4pm



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Barkers

Est.1985

THINKING OF SELLING?

WE OFFER THE FOLLOWING:



- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

