



GUIDE PRICE £170,000-£180,000

Fleetwood Court, Clarendon Park, Leicester, LE2 1YN

- First Floor Apartment
- Open Plan Living & Dining
- Two Bedrooms
- Council Tax B / EPC B
- Allocated Off Road Parking Space
- Clarendon Park Location
- Fitted Kitchen
- Bathroom Suite & Shower
- Leasehold Property
- Early Viewing Advised



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We are delighted to bring onto the market this spacious WELL PRESENTED FIRST FLOOR APARTMENT located in FLEETWOOD COURT in the sought after location of CLARENDON PARK and providing great access to the popular QUEENS ROAD with its shops, bars and bistros and within walking distance to LEICESTER UNIVERSITY.

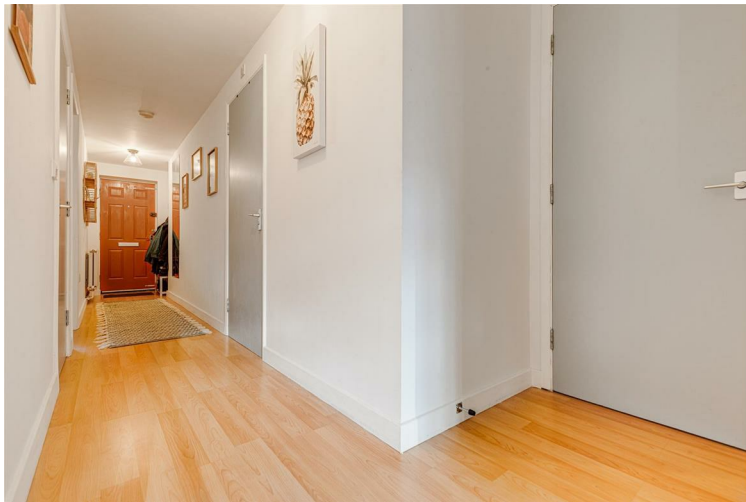
The property comprises entrance, LOUNGE / KITCHEN DINER, two bedrooms and shower room. With Gas Central Heating, Double Glazing and ALLOCATED PARKING. Early viewing is HIGHLY RECOMMENDED

The property would suit a FIRST TIME BUY or HOME MOVER.

VIEWING IS HIGHLY RECOMMENDED - CALL 0116 2709394

COMMUNAL ENTRANCE

Accessed by secure gated entry system, with external stair case to first floor:



ENTRANCE HALL

Laminate flooring, Intercom system, useful storage cupboard, radiator, consumer unit:



OPEN PLAN LOUNGE / DINER

9'4" x 22'6" (2.85 x 6.86)

A spacious airy living space accentuated with two double glazed window to front elevation, tv point, laminate flooring & radiators:



KITCHEN

Fully fitted kitchen comprising a range of matching wood shaker style base, wall & drawer units with stainless steel sink and drainer with granite effect roll edge work surfaces over, integrated with electric oven & induction hob with stainless steel extractor chimney over & complimentary tiled surround. Wall mounted gas boiler. Space provided for fridge/freezer & plumbing for washing machine, spots to ceiling & laminate flooring:



BEDROOM ONE
9'4" x 16'5" (2.86 x 5.01)
Radiator & double glazed window:



BATHROOM
7'1" x 7'1" (2.17 x 2.17)
Fitted with a modern white three piece suite comprising low level wc, pedestal wash hand basin and panelled shower bath with shower over, shower screen & complimentary tiled splash backs with laminate flooring. Spots to ceiling, extractor fan:



BEDROOM TWO
6'8" x 12'4" (2.05 x 3.78)
Double glazed window & radiator:

OUTSIDE
The Apartment benefits from secure electronic gated resident parking area with Bay 5 allocated:

LEASE DETAILS
Riverside Housing Association
Lease Term: 125 years from 20 December 2004. 106 Years Remaining
Monthly Service Charges: £80.41 monthly

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.

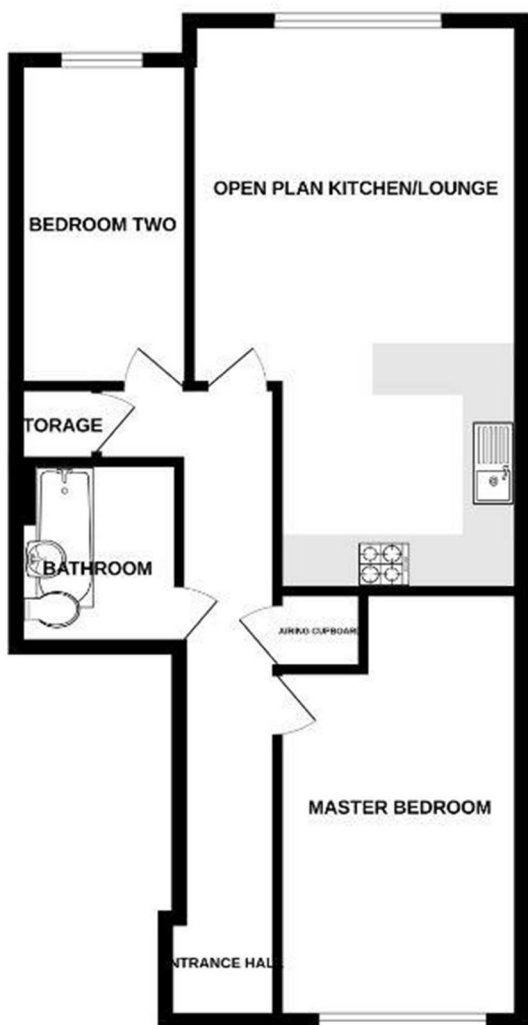
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

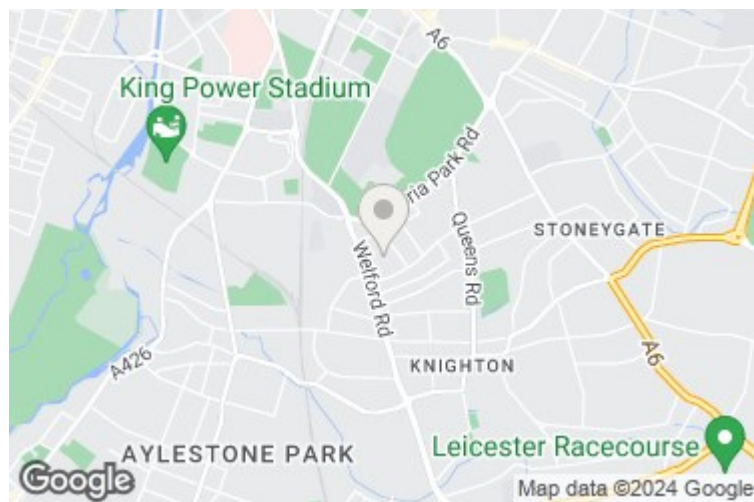
Monday to Friday 9am -5pm

Saturday 9am - 4pm



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		82	84
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 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

