



£200,000

London Road, Leicester, LE2 1RH

- Sought After Block on London Road
- 2 Double Bedrooms
- Separate Guest Cloakroom
- Council Tax Band C EPC Rating C
- Lease 119 Years Remaining
- Spacious Reception Room
- Fitted Kitchen
- Shower Room
- Garage in Block
- Chain Free



A SPACIOUS 2 DOUBLE BEDROOM APARTMENT LOCATED IN A SOUGHT AFTER BLOCK ON LONDON ROAD WITH GARAGE OFFERED FOR SALE WITH NO CHAIN.

The Albany is located walking distance to Leicester City Centre and the popular Queens Road with its popular restaurants and shops, and Clarendon Park.

CALL BARKERS ON 0116 2709394

COMMUNAL ENTRANCE

Communal door with key code access,



ENTRANCE HALL

Double glazed front door, entry phone, radiator,



GUEST CLOAKROOM

Vanity sink with underneath cupboard, low level WC, built in cupboard



LOUNGE

16'11" x 14'11" (5.17 x 4.55)

Double glazed window to front elevation, radiator



LOUNGE OTHER ASPECT



DINING ROOM

8'0" x 11'3" (2.44m x 3.43m)

Double glazed window to front elevation, radiator, frosted window onto inner hallway



KITCHEN OTHER ASPECT



INNER HALLWAY

Built in cupboard

KITCHEN

11'1" x 11'1" (3.40 x 3.39)

Range of fitted units with tiled splashbacks, built in 'AEG' electric hob, extractor above, pull out larder, sink with drainer, built in 'Neff' oven with grill below, plumbing for W/M and D/W, Double glazed window to rear elevation, radiator



BEDROOM ONE

11'11" x 14'11" (3.64 x 4.55)

Double glazed window to front elevation, Range of fitted wardrobes, built in dressing table. fitted bedside drawer units, radiator



BEDROOM TWO

11'11" x 11'1" (3.64 x 3.39)

Range of fitted wardrobes, built in dressing table, radiator, Double glazed window to rear elevation



SHOWER ROOM

Corner shower cubicle with folding screen, 'Aqualisa' shower, pedestal wash hand basin, low level W/C, frosted Double glazed window to rear elevation, radiator



GARAGE

Up and over door

LEASE

Freeholders are Peppercorn Properties Ltd
Lease is 119 Years remaining
Service Charge £ 2491.32 pa
Ground Rent £ 200 pa



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

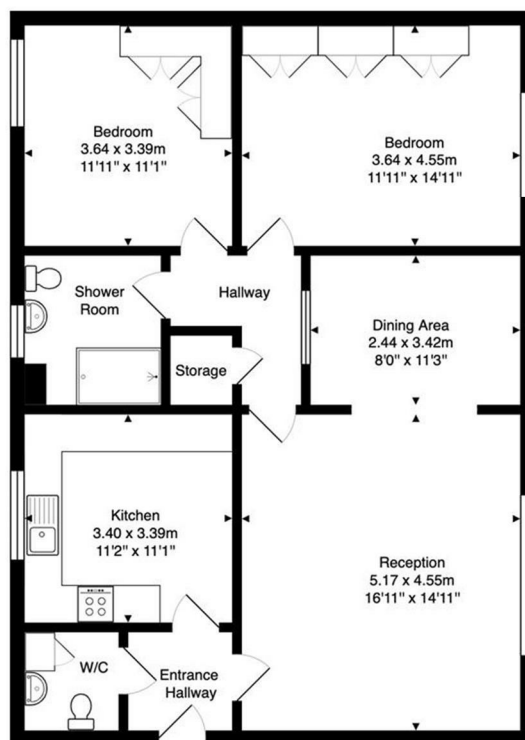
Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

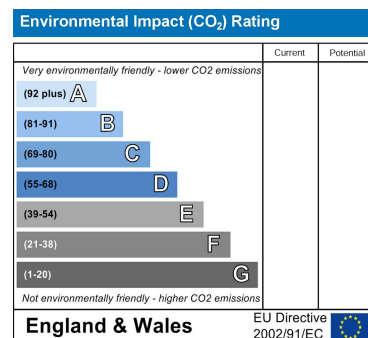
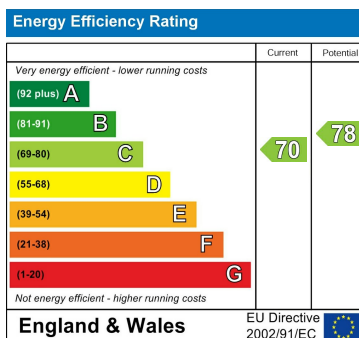
Monday to Friday 9am -5.30pm,
 Saturday 9am - 4pm,

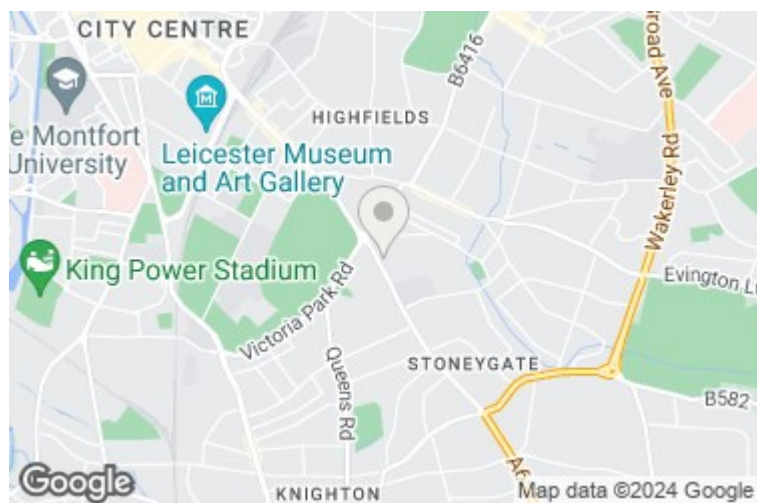


Total Area: 93.7 m² ... 1008 ft²

Ground Floor

All measurements and illustrations are approximate and may not be drawn to scale. This floorplan is for display purposes only and all interested parties are advised to make their own independent enquiries. The vendor, agency and supplier will accept no liability for its accuracy.





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

