

Offers Around £135,000

Cowper Street, Knighton Fields, Leicester, LE2 6EW

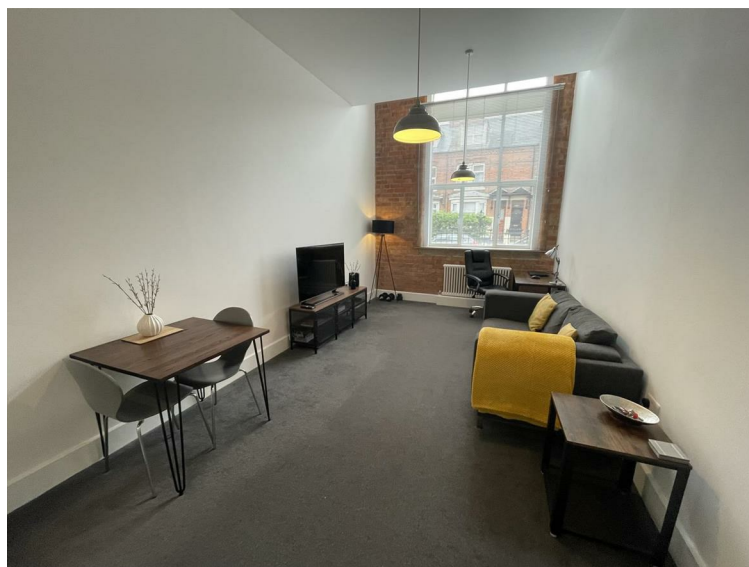
- Well Appointed Apartment
- Knighton Fields
- One Double Bedroom
- Attractive Communal Courtyard
- Undercroft Parking Space
- Ground Floor Location
- Spacious Lounge / Open Plan Fitted Kitchen
- Bathroom Suite
- EPC C / Leasehold / Council Tax Band B
- Early Viewing Advised



On offer a BEAUTIFULLY PRESENTED GROUND FLOOR ONE BEDROOM APARTMENT superbly situated within the sought after Wheatsheaf Works Development in the popular city suburb of Knighton Fields, being well served for Leicester University, the City Centre & the vibrant Queens Road

This stylishly presented living accommodation would be an ideal home move or investment opportunity that briefly comprises entrance hall, open plan living / dining with streamlined integrated fitted kitchen, one double bedroom complete with fitted wardrobes and a bathroom suite with shower. The property benefits from a centre communal garden, **ALLOCATED PARKING SPACE, DG, GCH & EPC C.**

EARLY VIEWING IS HIGHLY RECOMMENDED.



LOUNGE

18'9" x 10'7" (5.720 x 3.236)

Feature exposed brick wall, radiator, power points, D/glazed feature window to front elevation:



ENTRANCE HALLWAY

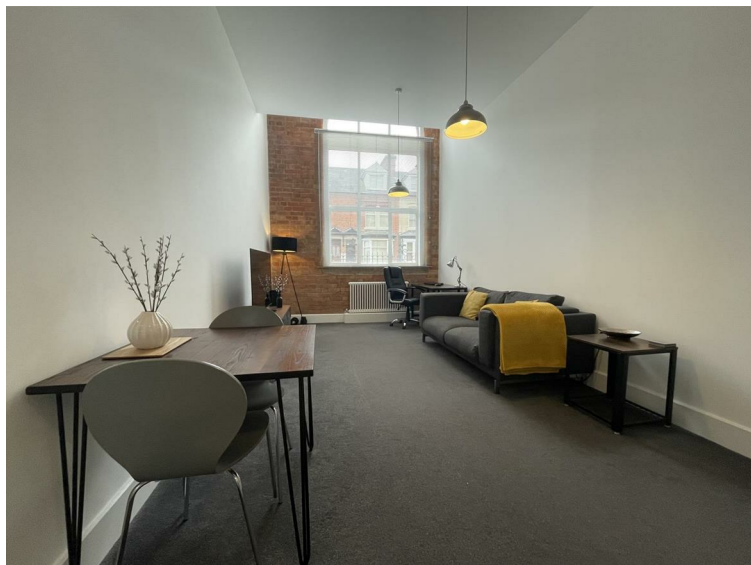
Entry phone, power point, radiator, Built in storage cupboard with tiled flooring, plumbing for W/M, 'Heatlink Boiler' Communal System:



OPEN PLAN FITTED KITCHEN

11'11" x 5'10" (3.64 x 1.80)

Range of fitted units, 'Blanco' sink with drainer, built in 'Zanussi' four ring electric hob with electric 'Zanussi' fan oven below and extractor above. tiled floor, radiator, space for Fridge Freezer:



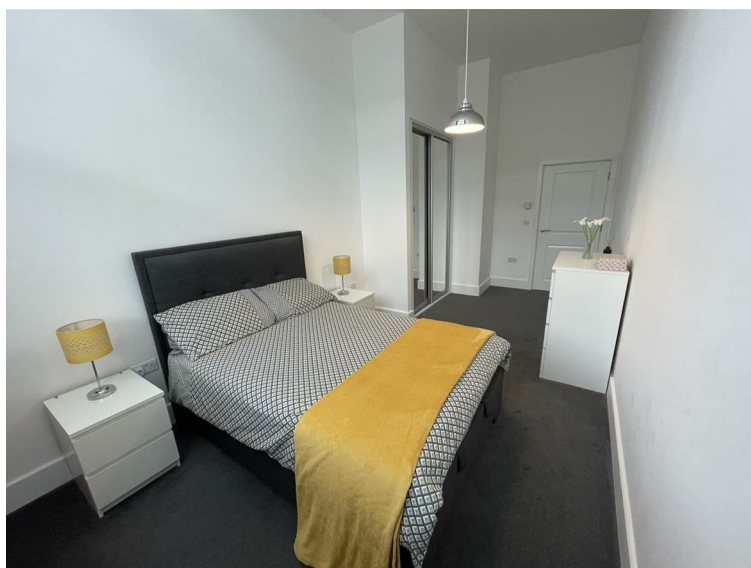
OTHER ASPECT LOUNGE



BATHROOM

8'4" x 6'10" (2.55 x 2.09)

Bath with shower and screen, vanity sink with mixer taps, featured tiled wall, low level WC, heated towel rail:



BEDROOM ONE

19'4" max x 9'0" (5.91 max x 2.76)

Exposed brick wall feature, built in wardrobe with sliding mirror door, D/glazed feature window to front elevation, radiator



COMMUNAL COURTYARD

The property benefits from a wonderful communal decked Courtyard area available for the residents:



UNDERGROUND PRIVATE PARKING SPACE

Secure coded door leading into large underground parking area. Our parking space is located just as you come out of the door on the right hand side number 101.



WHEATSHEAF WORKS DEVELOPMENT

The Wheatsheaf Works is a premier development by the award winning Urban Rhythm, steeped in heritage and an iconic Leicester landmark, located in the popular city suburb of Knighton Fields, just a short drive from Leicester City centre.

The former Wheatsheaf Works Boot and Shoe Factory was built in 1891.



OTHER ASPECT BEDROOM



LEASEHOLD

Managing Agents - Rendall and Rittner Ltd
Leasehold - 125 Years from April 2016 (116 Years Remaining)
Service Charge - £218.65 Monthly
Ground Rent - £150 Per Annum

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

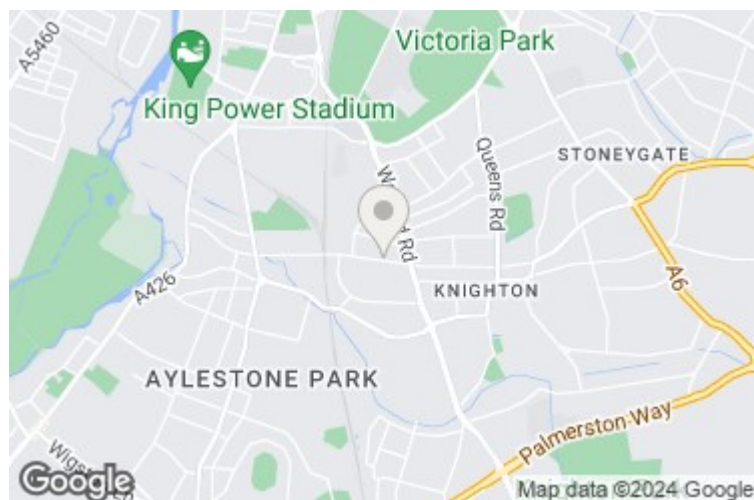
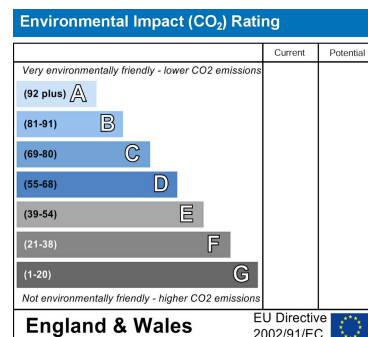
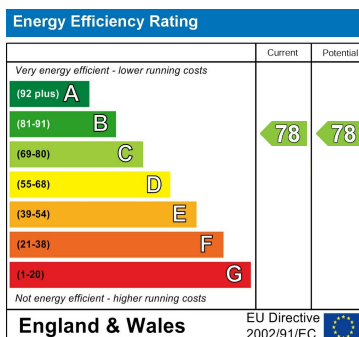
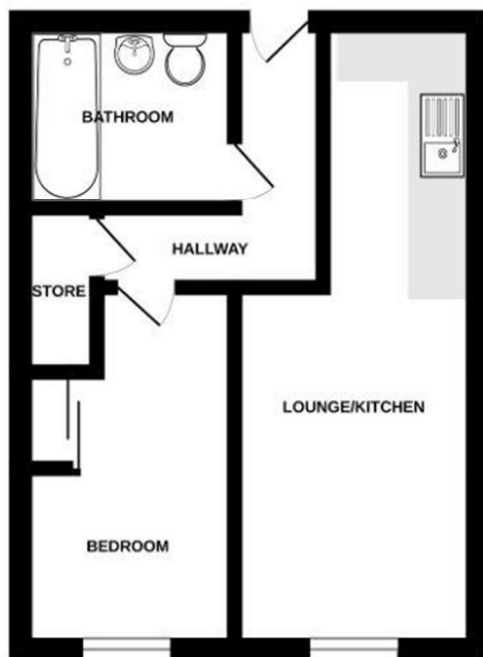
Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors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



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

