



Offers Over £165,000

40 Wheatsheaf Way, Knighton Fields, Leicester, LE2 6EQ

- Stunning Converted Duplex Apartment
- Fully Fitted Open Plan Kitchen
- Bathroom
- Private Allocated Parking Space
- EPC Rating C
- Double Bedroom
- Mezzanine Floor Lounge
- Fourth Floor
- Council Tax Band B
- Leasehold 114 Years



A STUNNING DUPLEX APARTMENT FOR SALE IN THIS VERY SOUGHT AFTER CONVERTED BUILDING CLOSE TO THE CITY CENTRE.

The accommodation comprises entrance hallway, lovely fitted bathroom, double bedroom, fully fitted open plan kitchen, dining room/study, stairs leading up to the feature mezzanine floor.

The apartment features amazing high ceilings, exposed brick work and original ceiling beams.

The flat benefits from your own private parking space and has 114 years remaining on the lease.

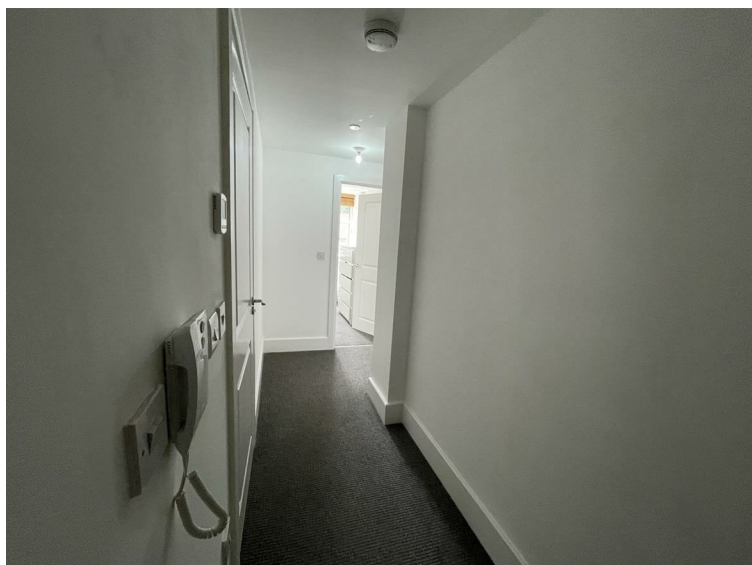
VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394



OPEN PLAN KITCHEN
11'6" x 8'1" (3.515 x 2.475)

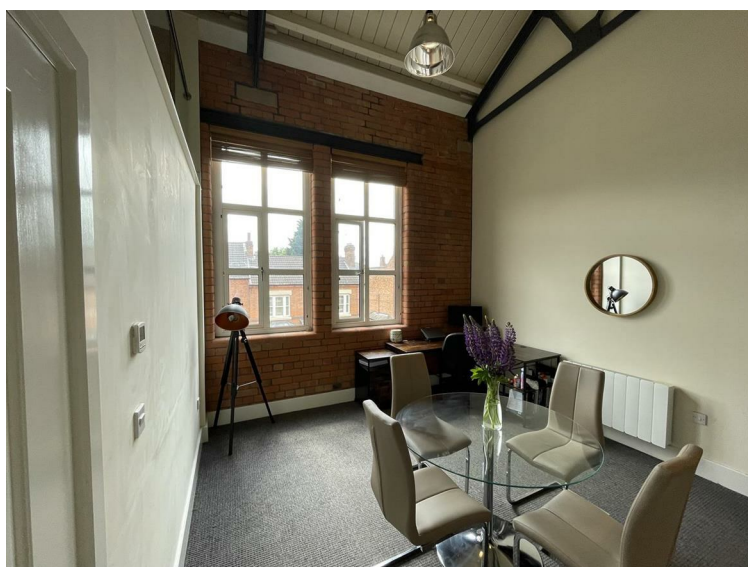
Range of Fully Fitted units with worktops and matching splashbacks, sink with drainer, built in fridge/freezer, built in 'Zanussi' Washing Machine, Built in 'Zanussi' electric oven and hob with extractor above, power points, tiled flooring with under floor heating, stairs rising to Mezzanine.

OTHER ASPECT



ENTRANCE HALLWAY

Two Built in storage cupboards, one housing the fuse box and the other housing the underfloor heating system, power point, entry phone attached to wall, underfloor heating.



DINING AREA
12'1" x 10'10" (3.703 x 3.316)

Feature exposed brickwork, vaulted ceiling, 'Dimplex' wall mounted electric heater, underfloor heating, two feature double height double glazed windows to front elevation.



OTHER ASPECT



BATHROOM

8'10" x 4'10" (2.708 x 1.496)

Bath with mixer shower, shower screen, low level W/C, vanity sink unit with underneath drawers, part tiled walls, heated towel rail, tiled floor with under floor heating, shavers point.



BEDROOM ONE

11'1" x 8'8" (3.389 x 2.646)

Fitted wardrobe with sliding mirrored door, under floor heating, feature double glazed window to front elevation.



MEZZANINE FLOOR

23'3" x 11'1" (7.107 x 3.400)

Built in storage cupboard housing 'Dimplex' water emersion tank, two dimplex wall mounted electric heaters, sky light in ceiling, feature beam.



OTHER ASPECT

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LEASEHOLD

Lease remaining 114 Years.
Service Charge £2.774.38 per annum (paid bi annually)
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

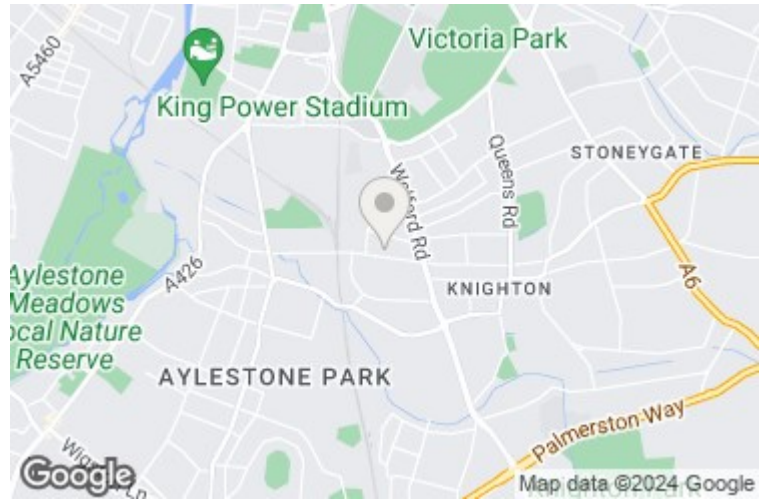
Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm





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

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Barkers

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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

