



Asking Price £235,000

Knighton Park Road, Stoneygate, Leicester, LE2 1ZA

- Purpose Built Two Bedroom Apartment
- Open Plan Fully Fitted Kitchen
- Bathroom Suite
- First Floor/ Balcony
- EPC Rating B / Council Band D
- Large Reception Room
- Two Double Bedrooms
- Separate Cloakroom
- Leasehold 107 years / Private Gated Parking
- Lift /No Upper Chain



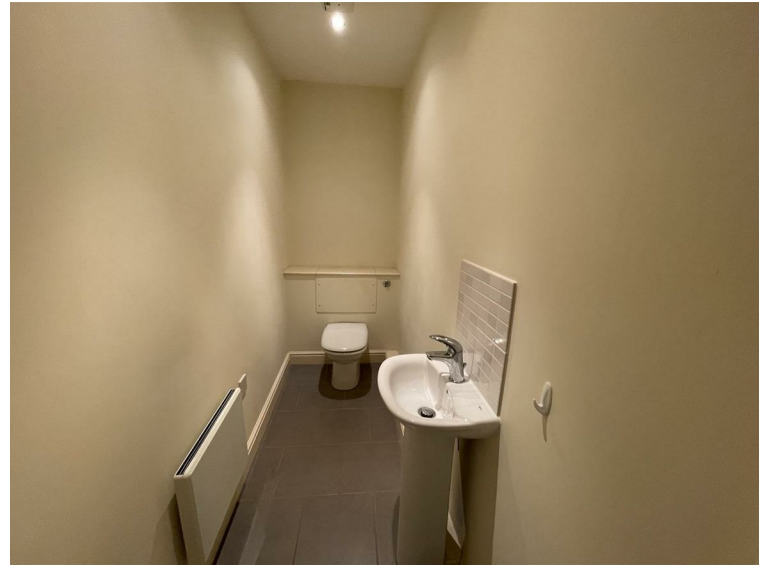
Highly Sought After TWO DOUBLE BEDROOM purpose built apartment with a BALCONY AND PRIVATE GATED PARKING in Stoneygate

STONELEIGH is a modern purpose built block located on the first floor with a lift, the apartment would make a lovely home or buy to let investment that briefly comprises, spacious open plan lounge/diner with French doors extending to a balcony.

The apartment boasts an integrated fitted kitchen, two double bedrooms, bathroom suite, separate guest cloakroom, communal gardens & secure residential parking.

This stunning light and airy property is located on the highly desirable Knighton Park Road in the renowned city suburb of Stoneygate and enjoys leafy views of St Mary's Triangle whilst being well served for Leicester University, Victoria Park, the City Centre, Leicester Royal Infirmary, the Railway Station & the fashionable Queens Road shopping parade with its array of specialist bars, bistros & boutiques.

INTERNAL VIEWING HIGHLY RECOMMENDED



GUEST CLOAKROOM

8'10" x 3'3" (2.701 x 0.999)

Pedestal wash hand basin, low level W/C, electric wall mounted heater, tiled floor.



ENTRANCE

Wooden door, electric wall mounted heater, power point.



LOUNGE

19'9" x 11'11" (6.041 x 3.638)

Video entry phone attached to wall, two electric heaters and an electric wall mounted fire, double glazed window to side elevation, double glazed doors to front elevation leading out onto the balcony.



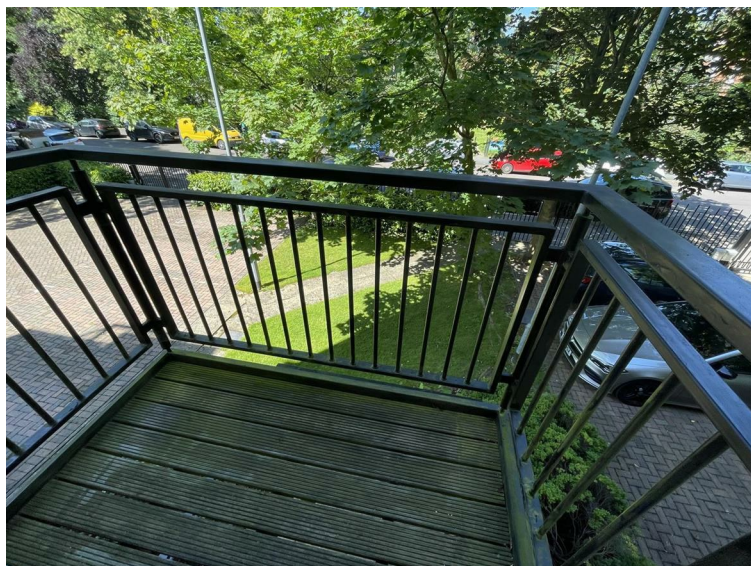
OTHER ASPECT



OPEN PLAN KITCHEN

9'10" x 8'11" (3.004 x 2.718)

Range of fully fitted units with black granite worktops and matching splashbacks, Built in 'Hotpoint' four ring electric hob with 'Indesit' oven below and an extractor above, Integrated 'Indesit' washing machine and 'Hotpoint' Fridge Freezer and dishwasher, tiled floor, built in undermounted sink.



BALCONY

Facing the front of the building.



BEDROOM ONE

16'3" x 13'2" (4.956 x 4.027)

Fitted wardrobe's with sliding mirrored doors, electric wall mounted heater, door leading to bathroom, double glazed window to front elevation.



OTHER ASPECT



BATHROOM

10'3" x 6'10" (3.149 x 2.090)

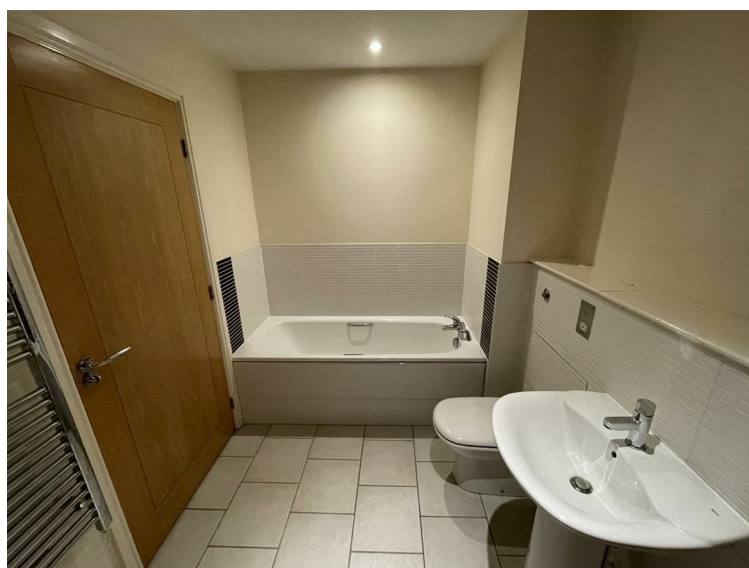
With access from Bedroom 1 and the hall including bath, shower cubicle with mixer shower, pedestal wash hand basin, low level W/C, heated towel rail, part tiled walls, tiled floor,



BEDROOM TWO

15'7" x 8'6" (4.775 x 2.604)

Built in Cupboard housing 'Megaflor' cylinder, electric wall mounted heater, double glazed window to front elevation.



OTHER ASPECT

OUTSIDE

The property enjoys attractive, well maintained communal grounds opposite St Mary's Triangle Park and a well positioned, secure allocated car parking space, which is accessed via electrically operated wrought iron gates and directly from the apartment.

LEASE DETAILS

Management Company: Principle Estate Management:

Length of Lease 125 Year lease from 1 January 2006
Service Charge: £2.224.52 pa inc Building insurance
Ground Rent: £250 pa



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.

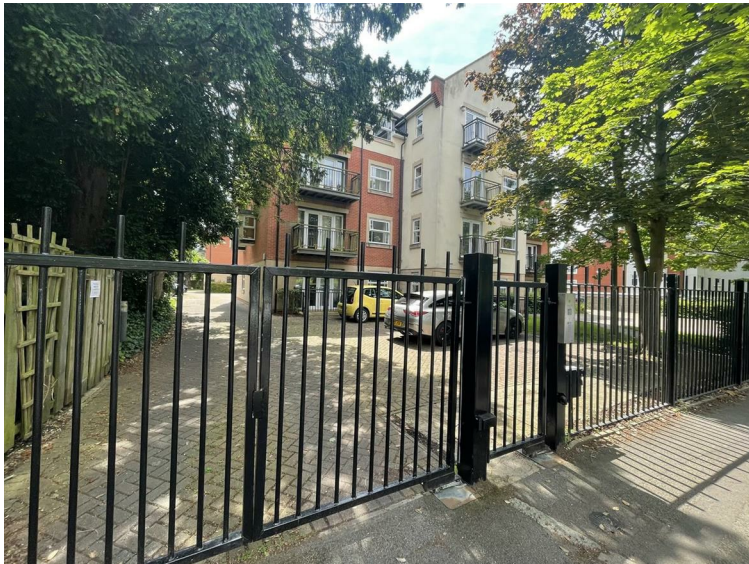
Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm

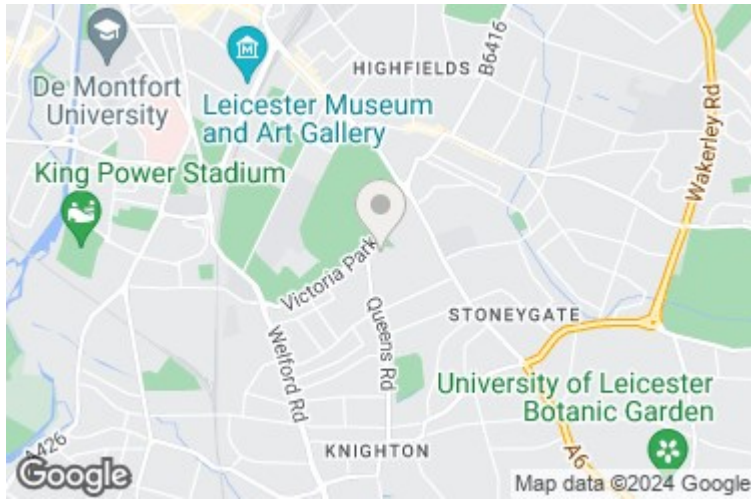
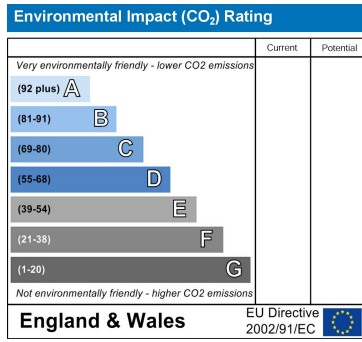
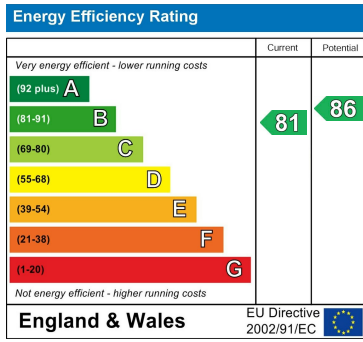
FREE VALUATION

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



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

