



## Offers Around £110,000

**Lyndwood Court, Stoughton Road, Stoneygate, Leicester, LE2**

- Purpose Built Block
- Spacious Reception Room
- Bathroom
- Cash Buyers Only
- EPC Rating D Council Tax Band B Leasehold 54 Years
- Two Double Bedrooms
- Kitchen
- Residents Parking
- No Chain
- Good investment opportunity



A GROUND FLOOR TWO BEDROOM APARTMENT LOCATED IN THIS POPULAR PURPOSE BUILT BLOCK IN STONEYGATE.

Providing good access to the Leicester Train Station, City Centre, Queens Road and Allandale Road shopping parades

The apartment is located on the ground floor and benefits from a spacious reception room, two double bedrooms, kitchen, and bathroom.

THE PROPERTY WOULD BE IDEAL FOR A RENTAL INVESTOR OR SOMEBODY LOOKING FOR A PROJECT.

CASH BUYERS ONLY 54 Year Lease

#### HALLWAY

L Shaped hallway, two built in storage cupboards, entry phone, radiator.



**LOUNGE OTHER ASPECT**



#### LOUNGE

**20.5 x 10.5 (6.10m.1.52m x 3.05m.1.52m)**

Window to front elevation, radiator, door leading into kitchen



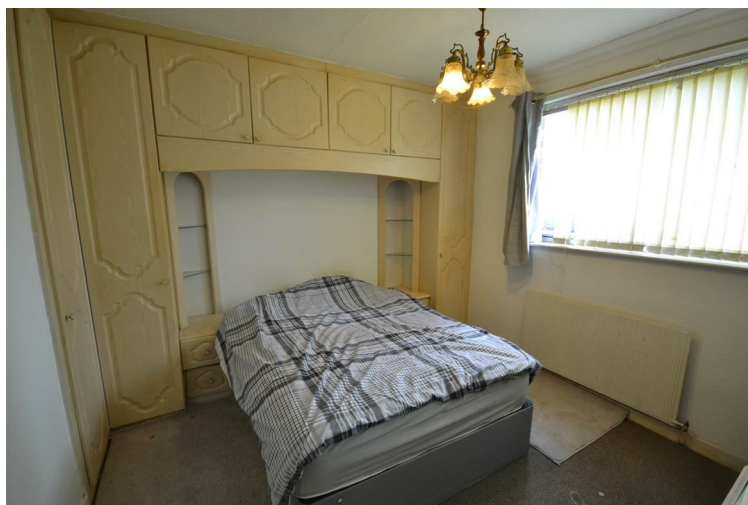
#### KITCHEN

**9.5 x 8.1 (2.74m.1.52m x 2.44m.0.30m)**

Fitted Units, built in sink with drainer, 'Biasi' boiler, plumbing for washing machine, window to front elevation, door leading into lounge



**KITCHEN OTHER ASPECT**



**BEDROOM ONE**  
**10.5 x 9.5 (3.05m.1.52m x 2.74m.1.52m)**  
Fitted wardrobes, window to front elevation, radiator.



**BATHROOM**  
Bath with electric shower over, low level W/C, pedestal wash hand basin, heated towel rail,



**BEDROOM TWO**  
**10.5 x 8.9 (3.05m.1.52m x 2.44m.2.74m)**  
Window to side elevation, built in wardrobe, radiator.



**OUTSIDE**

To the rear of the property there is residents Parking and landscaped grounds

**LEASE**

Lease is 99 years from 25th March 1979.  
Management Company: Lyndwood Court Management  
Block Management: Butlins  
Service Charges: £103 p/mth  
Ground Rent: £40 p/a TO BE CONFIRMED

**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.

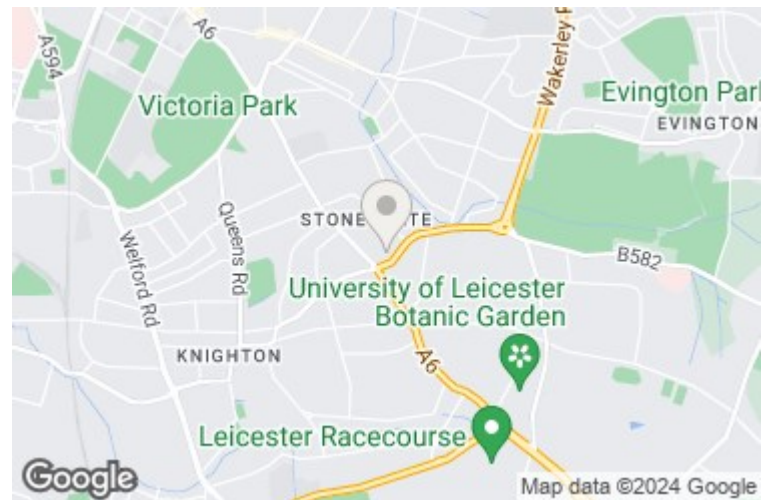
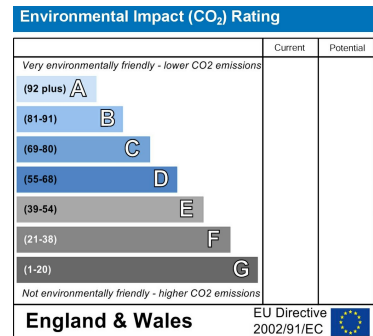
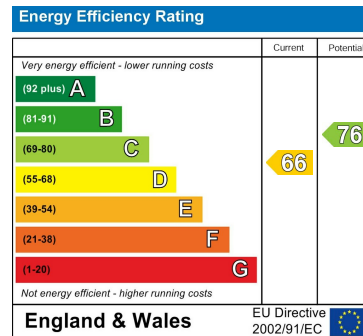
**VIEWING TIMES**

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5.30pm,

Saturday 9am - 4pm,



Est.1985  
**Barkers**

**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

