



Asking Price £300,000

22 Knighton Park Road, Leicester, LE2 1AP

- Retirement Apartment
- Lounge-diner
- Two Shower Rooms (One Ensuite)
- Electric Only
- Energy Rating B
- Two Double Bedrooms
- Breakfast Kitchen
- Private Gated Parking (Available To Rent)
- Council Tax Band B
- Leasehold 116 Years Chain Free



INDEPENDENT LIVING FOR OVER 60'S BARKERS ARE PLEASED TO OFFER THIS STUNNING TWO BED GROUND FLOOR APARTMENT SITUATED WITHIN THE SOUGHT AFTER WOLSEY COURT a bespoke McCarthy & Stone development

The apartment is located on the ground floor of this gated development and comprises spacious hallway, a large lounge, breakfast kitchen, two double bedrooms one with en-suite shower room and walk in wardrobe, second shower room and separate utility room.

The apartment benefits from underfloor heating.

There is car parking available to rent, a great communal lounge (which can be hired out for private events subject to booking), a guest room for family members to stay at a minimal cost and a house manager on site during certain hours.



SHOWER ROOM/ WET ROOM

6'5" x 4'8" (1.969 x 1.442)

Walk in shower with mixer shower and fold down seat, pedestal wash hand basin, low level W/C, heated towel rail.



ENTRANCE HALLWAY

9'2" x 9'0" (2.819 x 2.765)

Front door leading into, Built in cupboard, Emergency call system attached to wall,

UTILITY ROOM

7'0" x 4'0" (2.159 x 1.234)

Plumbing for W/M.



LOUNGE/DINER

22'9" x 11'0" (6.945 x 3.365)

Pair of double glazed doors with built in blinds to side elevation opening onto the terrace area.



BREAKFAST KITCHEN
12'8" x 7'2" (3.867 x 2.189)

Fitted units with worktops and matching splashbacks, sink with drainer, built in four ring electric hob and extractor above, built in electric oven, space for fridge freezer, double glazed window to side elevation.

BEDROOM ONE
15'3" x 10'8" (4.671 x 3.274)

Double glazed window to rear elevation with built in blind.

WALK IN WARDROBE
8'0" x 4'7" (2.446 x 1.409)



ENSUITE WET ROOM

7'0" x 5'11" (2.134 x 1.804)

Wet room with mixer shower and fold down seat, low level W/C, wash hand basin, heated towel rail, tiled floor and walls.



LEASE

Managing Agents MSMS

Lease is 116 Years remaining 125 Years from 22 February 2016. Service Charge £ 402.53 Payable on the 1st of each month.



BEDROOM TWO

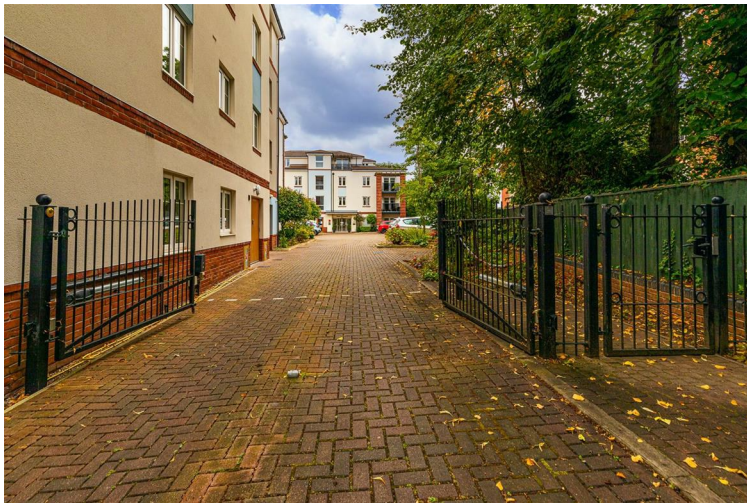
8'11" x 10'9" (2.734 x 3.279)

Double glazed window to rear elevation with built in blinds.



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.

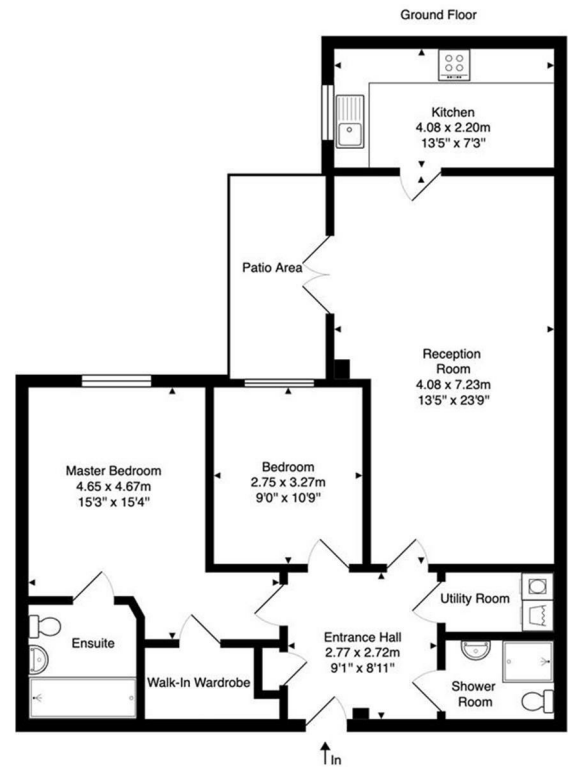
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm

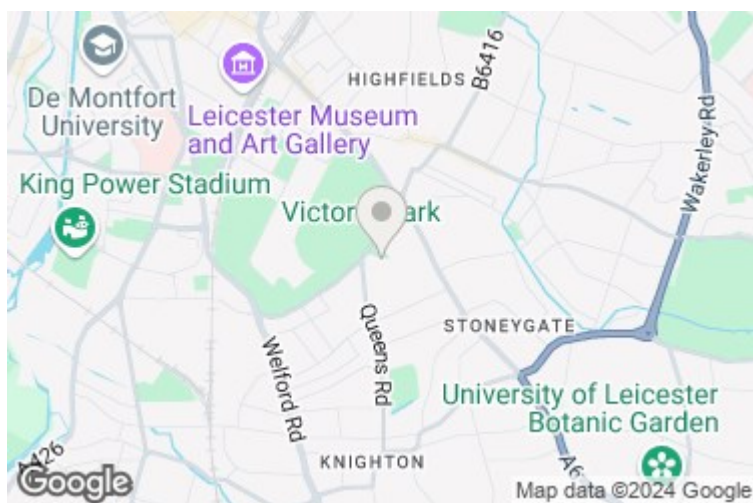


Total Area: 93.4 m² ... 1006 ft²

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



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

