



Guide Price £130,000 - £135,000

Clarendon Park Road, Clarendon Park, Leicester, LE2 3AD

- Spacious Ground Floor Conversion
- Lounge
- Double Bedroom
- Conservation Area
- EPC Rating D Council Tax Band A
- Entrance Hallway
- Kitchen
- Bathroom
- Leasehold
- Clarendon Park Location



Guide Price £130.000 - £135.000 Deceptively spacious one bedroom GROUND FLOOR apartment, situated within a delightful PERIOD CONVERSION.

The property is located just around the corner from the fashionable Queens Road with all of the shops, cafes, restaurants and bars not to mention within walking distance of Leicester University and the Train Station.

The apartment boasts high ceilings, a spacious lounge and kitchen, double bedroom, and bathroom.

Internal viewings are highly recommended to fully appreciate the accommodation available.



ENTRANCE HALL

Accessed via communal hallway, double glazed front door, entry phone, radiator.



LOUNGE

16'2" into bay x 13'6" (4.95 into bay x 4.13)

Having traditional high ceilings, wall mounted gas fire with back boiler, radiator large original sash bay window to front elevation.



KITCHEN

10'0" x 10'5" (3.06 x 3.18)

Fitted with a range of base and wall units with a granite effect worksurface. Stainless steel sink unit and drainer. Tiled splash back, plumbing for washing machine, gas cooker point, radiator. sash window overlooking rear communal garden.



BEDROOM

10'0" max x 17'10" max (3.05 max x 5.44 max)

Having built in airing cupboard housing hot water cylinder, radiator, sash window overlooking communal rear courtyard.



BATHROOM

5'7" x 7'1" (1.72 x 2.17)

Fitted with a white three piece suite comprising low level W/C, pedestal wash hand basin and panelled bath with electric shower, part tiled walls and extractor.

LEASE DETAILS

Lease details: 125yrs from 1st August 1988

88 Years remaining.

Service charge: £79.83 Per Month.

Management Co: Paragon Housing



OUTSIDE

There is a communal courtyard to the rear of the property.

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.

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday

9am -5.30pm,

Saturday

9am - 5pm,

Sunday - 10am - 2pm.

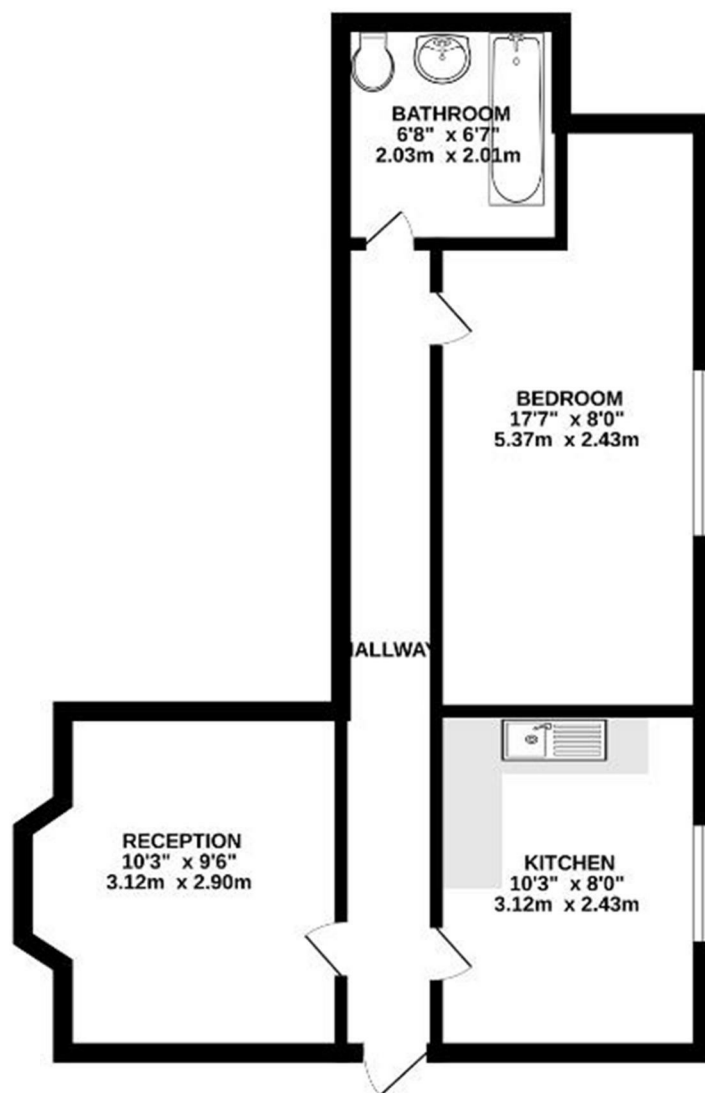
MORTGAGES

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. They are able to provide totally independent advice for your mortgage needs. Please ask if you require further information.

FREE VALUATION

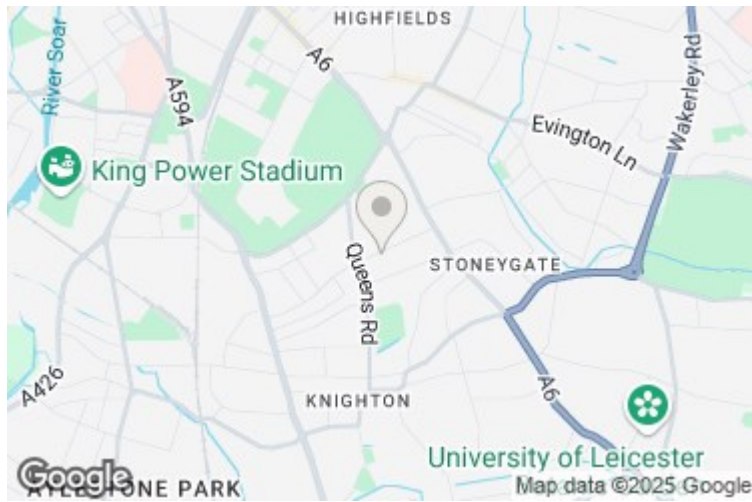
We would be happy to provide you with a free market appraisal/valuation of your own property, should you wish to sell. Please speak to one of our staff to arrange a mutually convenient appointment.

GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	78
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

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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

