



## 50% Shared Ownership £65,000

**Knighton Lane, Aylestone, Leicester, LE2 8BE**

- Purpose Built Block
- Lounge/Diner
- Bathroom
- First Floor
- Awaiting EPC
- Two Double Bedrooms
- Open Plan Kitchen
- Leasehold
- Allocated Parking Space
- Council Tax Band B





50% Shared Equity Opportunity or Full Ownership Available.

A modern TWO DOUBLE bedroom apartment located on the FIRST FLOOR with PARKING SPACE in AYLESTONE.

A lift to the first floor. The apartment briefly comprises a spacious entrance hallway, lounge/diner with an open plan kitchen, two double bedrooms and a bathroom.

The property is ideally situated for everyday amenities along Aylestone Road and local schooling. Local sporting facilities such as Grace Road Cricket Ground and further afield with King Power Football Stadium and Leicester Tigers Stadium. Regular bus routes to and from Leicester Centre and the main ring road are also within reach giving easy access to M1/M69 motorway junctions and Fosse Retail Park.

#### **ENTRANCE HALLWAY**

Front door, fuse box and entry phone, radiator, built in cupboard.



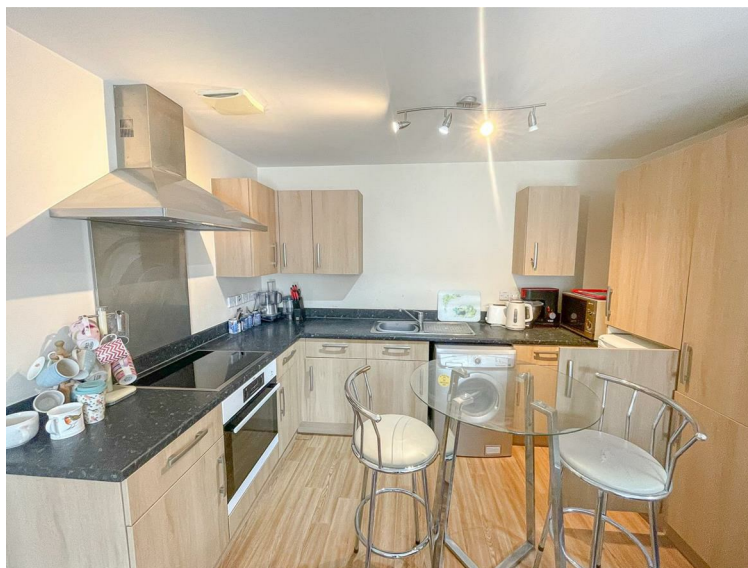
**OTHER ASPECT**



#### **LOUNGE/DINER**

**14'4" x 11'2" (4.39 x 3.42)**

Built in cupboard, two radiators, double glazed window to side and rear elevations.



#### **OPEN PLAN KITCHEN**

**11'3" x 7'1" (3.45 x 2.16)**

Fitted units with worktops and tiled splashback, sink with drainer, built in electric hob with oven and extractor, integrated fridge, plumbing for W/M, built in cupboard housing boiler.





#### **BEDROOM ONE**

**16'4" max x 8'7" (5.00 max x 2.62)**

Radiator, double glazed window to front aspect.



#### **BATHROOM**

**6'9" x 6'5" (2.07 x 1.96)**

Bath with mains shower, low level W/C, vanity basin unit, radiator, part tiled walls.

#### **LEASE DETAILS**

Tenure: Leasehold

Management Company: PA Housing

Lease: 125 years from 26th November 2009 (109 years remaining)

Service Charges: £108.44 pcm

Rent £213.36 PCM

#### **PARKING SPACE**

Own allocated parking space



#### **BEDROOM TWO**

**10'4" x 8'0" (3.15 x 2.45)**

Radiator, double glazed window to front aspect.



#### **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.

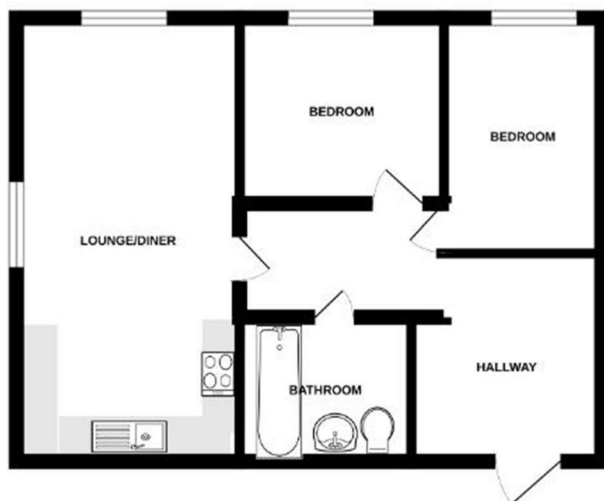
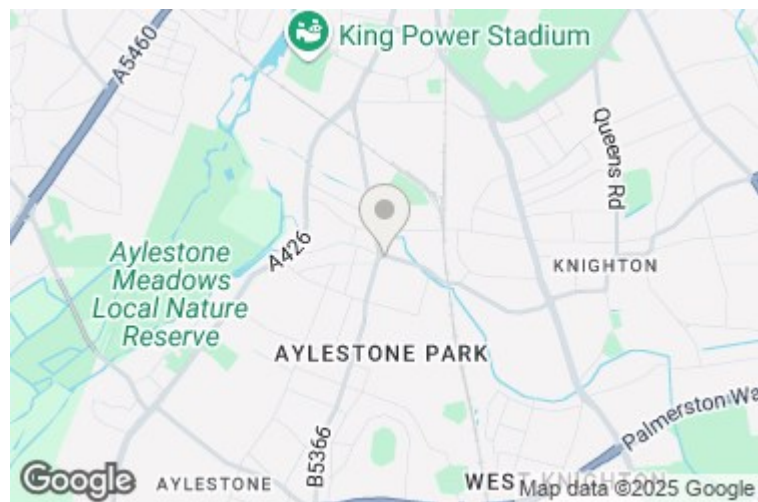
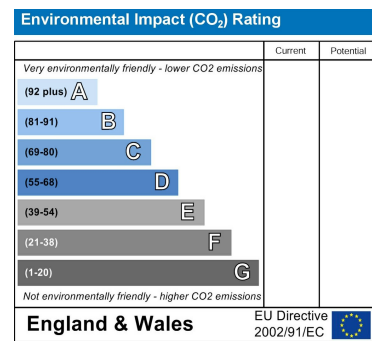
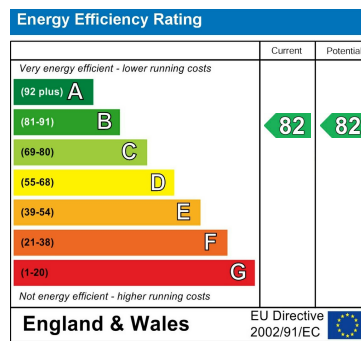
### VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm





# 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

