

## Asking Price £125,000

**Victoria Park Road, Clarendon Park, Leicester, LE2 1XR**

- Purpose Built Block
- Sixth Floor
- Kitchen
- Lift
- Double Glazed / Electric Heating
- One Double Bedroom
- Lounge
- Bathroom
- Leasehold
- EPC Rating E Council Tax Band A





A ONE BED apartment on the sixth floor situated in this popular purpose built block.

Well served for Leicester University, city centre and the fashionable Queens Road shopping parade with its array of specialist bars, bistros and boutiques, briefly comprises, entrance hallway, kitchen, spacious lounge, one double bedroom and bathroom.

EARLY VIEWING HIGHLY RECOMMENDED CALL BARKERS  
0116 270 9394.

#### **ENTRANCE HALLWAY**

Double glazed front door, entry phone, electric heater, built in storage cupboard.



#### **LOUNGE**

**22'11" max x 11'3" (7.00 max x 3.45)**

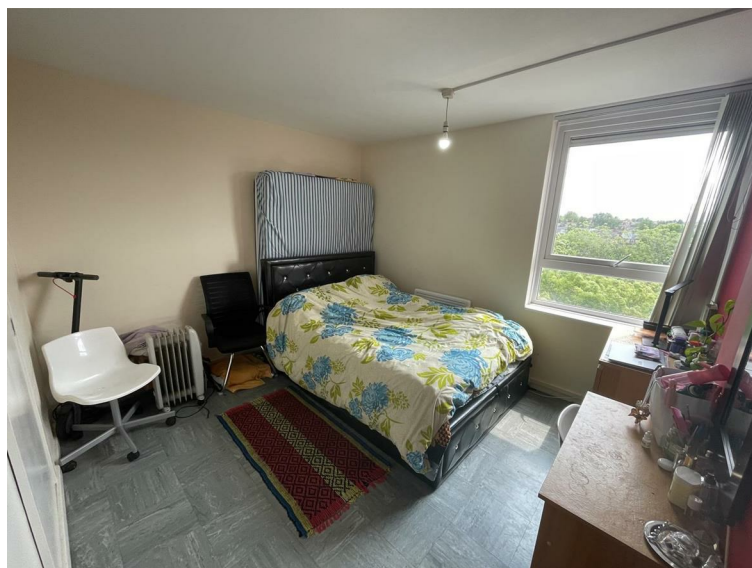
Two electric heaters, double glazed windows to rear and front aspects.



#### **KITCHEN**

**7'8" x 7'1" (2.35 x 2.18)**

Fitted units with worktops, electric point, sink with drainer, plumbing for W/M, space for fridge freezer, two built in storage cupboards, part tiled walls, double glazed window to front aspect.



#### **BEDROOM**

**11'2" x 10'9" (3.42 x 3.29)**

Fitted wardrobe with sliding doors, electric heater, double glazed window to rear aspect.



#### BATHROOM

**6'4" x 5'0" (1.95 x 1.54)**

Bath with electric shower, low level W/C, pedestal wash hand basin, part tiled walls, double glazed frosted window to front aspect.

#### LEASE

Lease Details - Lease: 125 year Lease from 15th July 2005. - 105 Years remaining

Service charge: £88.93 Monthly including Building Insurance

Ground Rent: £10 PA

Managing Agents: LCC

#### 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.

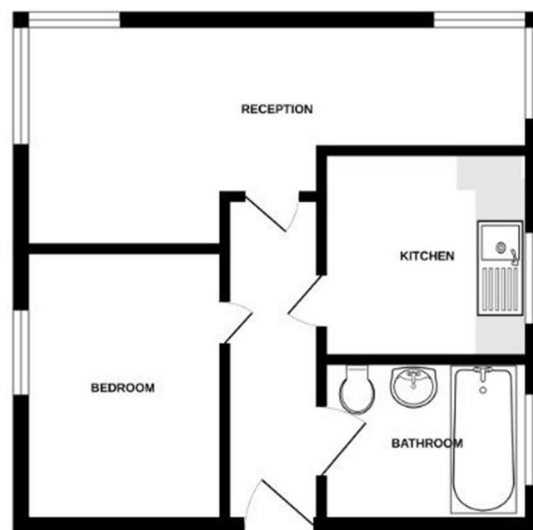
#### VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5pm

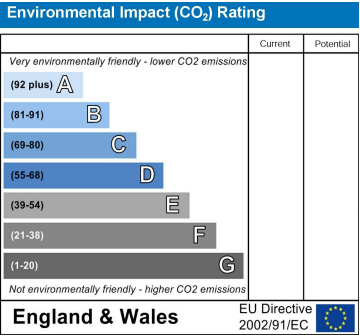
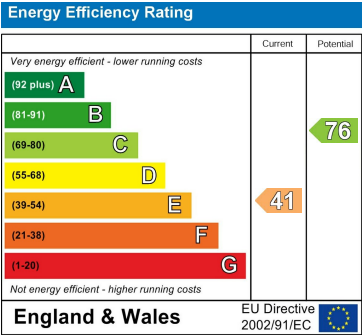
Saturday 9am - 4pm



#### 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





# 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

