



## Asking Price £150,000

**Tiffany Court, Albert Road, Stoneygate, Leicester, LE2 2AA**

- First Floor Apartment
- Spacious Lounge
- Bathroom
- Communal Gardens and Residents Parking
- Leasehold
- Kitchen
- Two Double Bedrooms
- Council Tax Band B EPC Rating C
- Single Garage In Block
- No Upward Chain



A SPACIOUS TWO DOUBLE bedroom FIRST FLOOR apartment with GARAGE located in STONEYGATE.

Offered for sale with NO UPPER CHAIN the flat briefly comprises an entrance hall, GOOD SIZED lounge and generous sized kitchen, two bedrooms and a bathroom.

Well served for Leicester University, railway station and the fashionable Queens Road shopping parade with its array of specialist bars, bistros and boutiques, and walking distance from Allandale Road with its great selection of restaurants.

Tiffany Court enjoys having use COMMUNAL GARDENS.

VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394

#### **ENTRANCE HALLWAY**

Built in storage cupboards (one containing meters), airing cupboard and electric radiator:

#### **KITCHEN**

**12'0" x 7'10" (3.68 x 2.41)**

Fitted units with worktops ,tiled splash backs, sink with drainer, Integrated electric hob, oven and extractor, plumbing for washing machine, space for fridge/freezer and double glazed window to front aspect.



#### **LOUNGE**

**15'11" x 14'5" (4.86 x 4.40)**

Electric radiators and double glazed window to rear aspect.



#### **BEDROOM ONE**

**13'11" x 13'1" (4.26 x 3.99)**

Built in wardrobes with overhead storage, electric radiator and double glazed window to rear aspect.



#### **BEDROOM TWO**

**472 x 302 (143.87m x 92.05m)**

Electric radiator and double glazed window to front aspect.



### BATHROOM

**6'7" x 5'8" (2.02 x 1.74)**

Fitted with a white three piece suite comprising low level wc, pedestal sink, bath with electric shower over, shower screen, part tiled surround, electric radiator/towel rail, and double glazed frosted window to front aspect.



### OUTSIDE

The property is set in well maintained grounds with driveway and residential car parking and communal rear gardens

### LEASE DETAILS

Management Company: HML

Length of Lease: 189 years from 1st November 1974

Remaining: 138 years

Service Charges: £1.959.22 per annum.

Ground Rent: £0.



### GARAGE

Garage No 8 in block:



### 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.

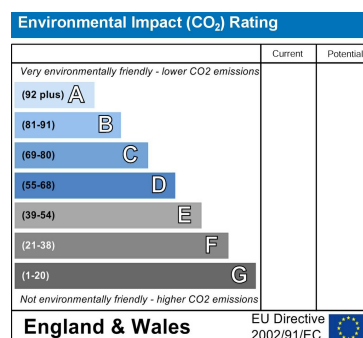
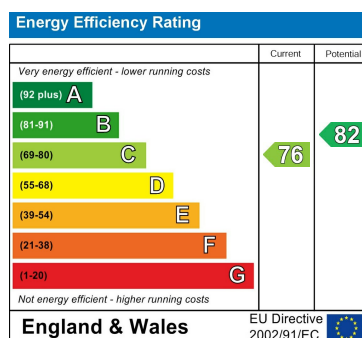
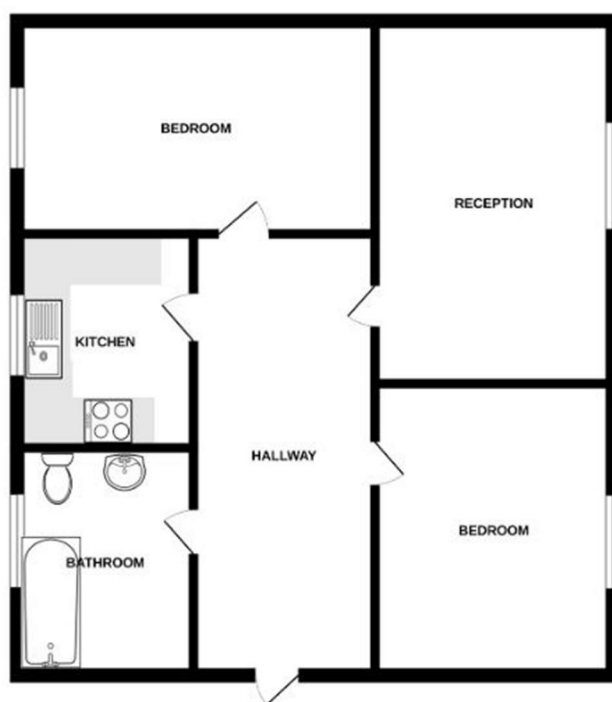
### VIEWING TIMES

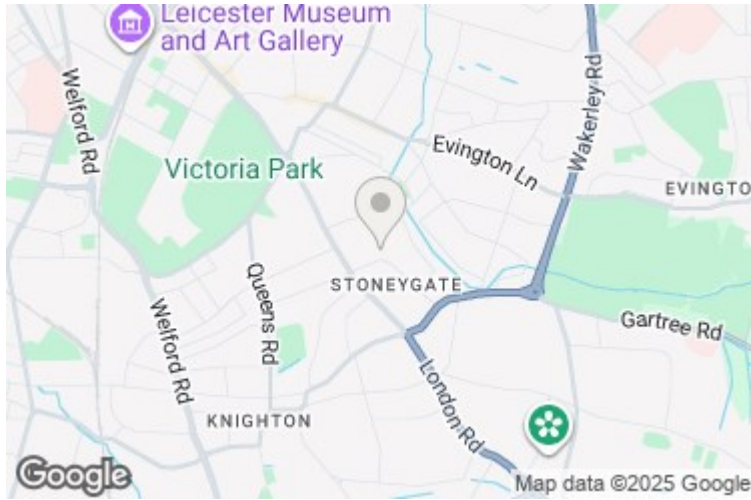
Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5.30pm,

Saturday 9am - 4pm,





# 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

