



Wolsey Court, Knighton Park Road
Stoneygate, Leicester, LE2 1AP



Oliver Rayns
ESTATE AGENTS

A beautifully presented two bedroom, two bathroom second floor apartment set within the renowned over 60s McCarthy & Stone development in Stoneygate. Manicured grounds, communal living, and allocated parking complement the accommodation.



- Second Floor Apartment With Lift
- Two Double Bedrooms
- Two Bathrooms Inc. Master Ensuite
- Master With Walk In Wardrobe
- Large Living Dining Room
- Spacious Balcony
- Fitted Kitchen With Appliances
- Additional Communal Living Space
- McCarthy & Stone Over 60s Complex
- Allocated Parking





Property

This property is located on the second floor and can be accessed via a lift or staircase. The private entrance grants access into the entrance hall. Each principle room is positioned off the hallway. The generous living accommodation comes in the form of a large living dining room, with double doors to the balcony and a fireplace decorating the far righthand wall. A door on the left hand side leads to the kitchen which has been fitted with a wide range of modern wall and base units. A contrasting dark worksurface encompasses an electric hob and sink and drainer unit. Additional appliances include an oven and space for a microwave.

The remaining space is given over to the two large double bedrooms and bathrooms. The master bedroom features fitted wardrobing with two sets of double doors and a walk in wardrobe along with a tiled ensuite comprising a bath, wash hand basin set in a vanity unit, and WC. Guests have access to the separate shower room which is fitted with a shower cubicle, wash hand basin, and WC.

Outside

Positioned through double doors from the living room is the balcony which offers space for a table and chairs and a leafy outlook. Timber beams overhead can be decorated with plants and flowers. The complex also provides a well maintained communal garden for enjoyment. A manicured lawn is bordered with deep flowerbeds, planted with a range of trees, shrubbery, and flowers.

This apartment comes with secure allocated parking for a vehicle.

Details

The complex offers a vibrant place for over 60s with regular activities creating a real sense of community. The communal living room and gardens provide a meeting place to form connections. A guest suite is bookable for £25 per night.

This property was built in 2015. The lease is 125 years with 119 years remaining. The monthly service charge is £325 which includes the water bill. The ground rent is £247.50, payable every six months. The car parking charge is £125, payable every six months.

Location

The attractive Wolsey Court development overlooks St Mary's Triangle and beyond to delightful Victoria Park. The complex is on the border of Clarendon Park and Stonegate, and lies approximately a mile to the south of the city centre. The sought after area offers local day-to-day shopping and an abundance of trendy bars and restaurants can be found on the Queens road, which is a short walk away. The city centre and mainline railway station are only a short distance away both via excellent public transport links or a pleasant walk across Victoria Park and down the leafy New Walk.

Viewings and Directions

Strictly by appointment only through the agent Oliver Rayns.

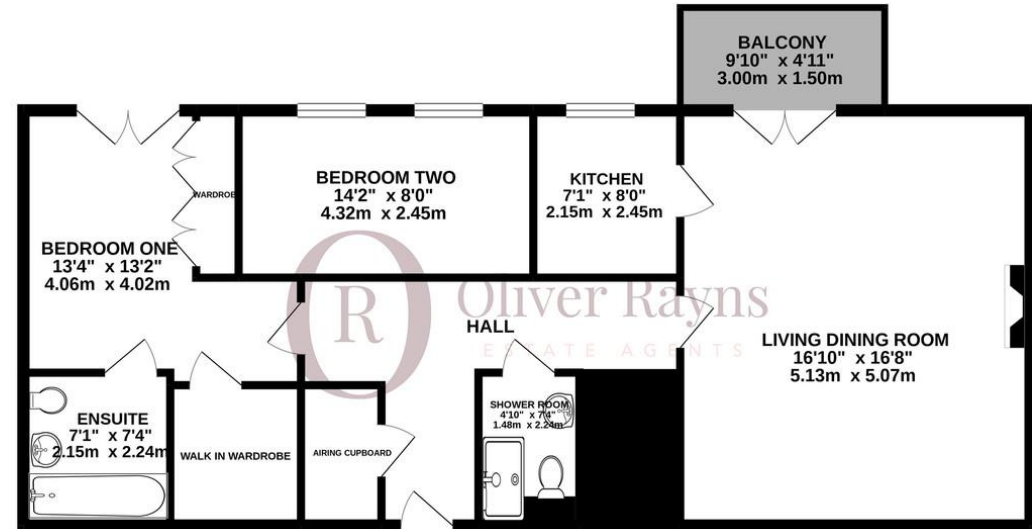
Postcode for Sat Nav: LE2 1AP

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SECOND FLOOR 921 sq.ft. (85.5 sq.m.) approx.



TOTAL FLOOR AREA : 921 sq.ft. (85.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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