



## Asking Price £250,000

**Cowper Street, Leicester, LE2 6ES**

- Apartment over 3 floors
- Shower Room and Bathroom
- Underground Parking Space
- Private Patio
- Leasehold
- Three Bedrooms
- Open plan living space, with kitchen
- EPC Rating C
- Communal Roof Terrace
- Council Tax Band B



A well appointed contemporary style, three storey, **THREE BEDROOM** property in **KNIGHTON FIELDS**.

This **MODERN**, light and airy living accommodation, boasting exposed beamed ceilings with picture archway windows, comprising an entrance hall, bedroom and shower room to the ground floor, on the first floor there is a lounge with open plan kitchen, on the second floor there are two further bedrooms and a jack and jill bathroom.

The property benefits from a private forecourt garden, communal decked courtyard and allocated underground parking space.

Located within the sought after Wheatsheaf Works development, being well served for University of Leicester, the City Centre and the vibrant Queens Road shopping parade with its array of specialist bars, bistros and boutiques.

**EARLY VIEWING HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT AVAILABLE CHAIN FREE**



**BEDROOM ONE**  
**10'5" x 9'3" (3.20 x 2.84)**  
Radiator, double glazed window to front aspect.



**ENTRANCE HALL**  
Double glazed front door and window, two built in cupboards, radiator, fuse box, staircase rising to first floor.



**SHOWER ROOM**  
**8'1" x 5'2" (2.47 x 1.60)**  
Walk in shower cubicle with mains shower, low level W/C, wash hand basin, heated towel rail, tiled floor, part tiled walls, spot lights.

**FIRST FLOOR LANDING**  
Radiator, staircase rising to second floor.

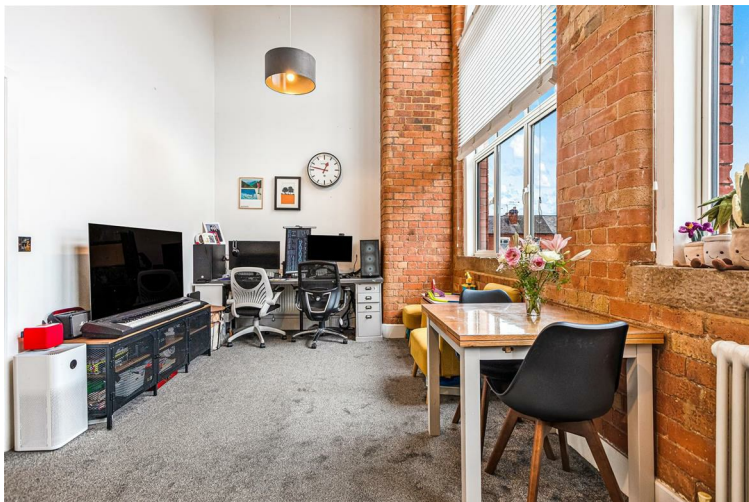


**LOUNGE**  
**18'11" x 10'2" (5.78 x 3.12)**

Two radiators, two double height double glazed windows to front aspect, exposed brick wall, beamed ceiling,



**OTHER ASPECT**



**OTHER ASPECT**



**OPEN PLAN KITCHEN**  
**9'7" x 6'1" (2.93 x 1.86)**

Fitted units with worktops and matching splashbacks, electric four ring hob oven and extractor, sink, integrated 'Bosch' dishwasher, space for fridge freezer, tiled floor, spotlights.

**SECOND FLOOR LANDING**

Beamed ceiling, staircase rising to third floor.



**BEDROOM TWO**  
**11'6" x 9'2" (3.51 x 2.80)**

Fitted wardrobe with sliding mirrored door, radiator, two double glazed windows to front aspect.



**JACK AND JILL BATHROOM**  
**7'9" x 3'11" (2.38 x 1.20)**

Bath with mains shower, low level W/C, wash hand basin, heated towel rail, tiled floor and part tiled walls, spot lights.

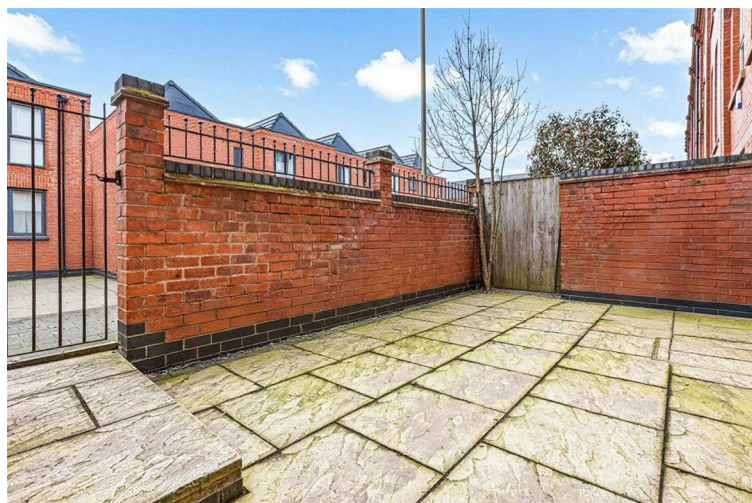


**BEDROOM THREE**  
**9'1" x 7'0" (2.78 x 2.15)**

Radiator, double glazed window to front aspect.

**PRIVATE COVERED PARKING SPACE**

One allocated parking space



**FRONT GARDEN**

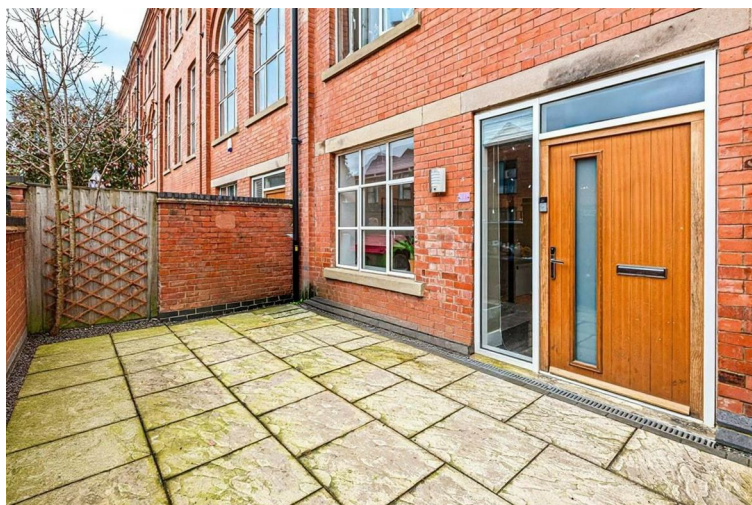
Brick wall and gate to the front, fully paved area.

**LEASE DETAILS**

Management Co: Rendall & Rittner Ltd  
Length of Lease: 125 Years from 1 April 2015. 114 Years  
Remaining 125 years from 1 April 2015  
Service Charges: £1,853.32 PA  
Ground Rent: £350 PA

**COMMUNAL DECKED AREA**

The property benefits from a wonderful communal decked Courtyard area available for the residents:



**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,

**AML DISCLAIMER**

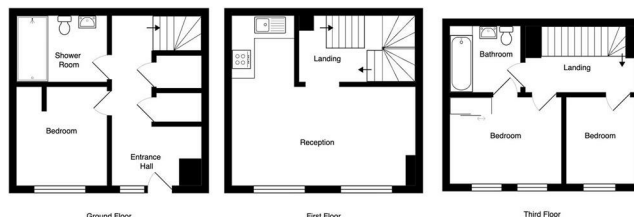
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.

These checks are carried out on our behalf of Moverly, our approved AML provider.

A £50 fee (incl. vat) covers required data and any manual checks.

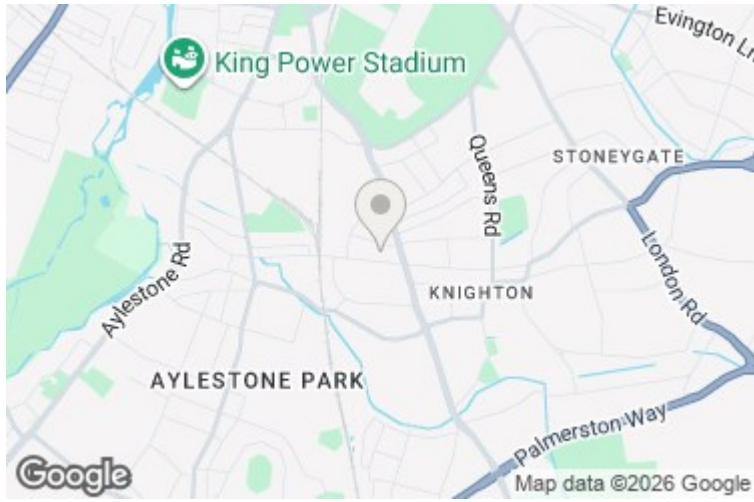
This must be paid before we can issue a memorandum of sale.

The fee is non-refundable and paid directly to Moverly. We receive a portion of this fee for facilitating the checks



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			
<b>England &amp; Wales</b>		76	76
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	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

