



Scholars Walk, Stoneygate

£375,000 Leasehold

Stunning Grade II listed ground-floor apartment in Stoneygate. Features 2 bedrooms, 2 receptions, en-suite, conservatory, private garden, garage, and communal grounds. Offered with no upward chain.





Entrance Hall

L-shaped, storage cupboard, cloaks cupboard, wooden flooring, radiator.

Bedroom One

13' 5" x 11' 6" (4.10m x 3.50m)

Secondary double glazed sash window to side elevation, range of fitted wardrobes and drawers, built-in shelving, radiator.

En-Suite Shower Room

7' 7" x 5' 7" (2.30m x 1.70m)

Sash window to rear elevation, inset ceiling spotlights, tiled shower cubicle, pedestal basin, low-level WC, bidet, partly tiled walls, storage unit, mirror, heated towel rail, extractor fan.

Bedroom Two

11' 6" x 9' 6" (3.50m x 2.90m)

Secondary double glazed sash windows to rear and side elevations, fitted wardrobes, radiator. AI image requested of a bed in this room.

Shower Room

7' 10" x 3' 7" (2.40m x 1.10m)

Walk-in door, tiled shower cubicle, low-level WC, wash hand basin, inset ceiling spotlights, extractor fan, mirror, partly tiled walls, heated towel rail.



Living Room

21' 8" x 15' 1" (6.60m x 4.60m)

Three tall sash windows to rear elevation with window blinds, two traditional-style radiators plus a further radiator, living flame-effect gas fire with stone surround and hearth. Original-style sliding doors to dining room.

Dining Room

14' 9" x 13' 5" (4.50m x 4.10m)

Two tall sash windows to side elevation and two tall sash windows to front elevation with window blinds, two traditional-style radiators.

Kitchen / Breakfast Room

21' 8" x 7' 7" (6.60m x 2.30m)

Two secondary double glazed sash windows to rear elevation, built-in double oven and microwave, electric hob with stainless steel chimney hood over, built-in sink, range of wall units with under-unit lighting and base units with work surfaces over, built-in dishwasher, built-in washing machine, built-in fridge and freezer, wine rack, inset ceiling spotlights, space for breakfast table, plinth heater. Lobby with door to rear garden.

Conservatory

15' 1" x 10' 10" (4.60m x 3.30m)

Double glazed windows to side and rear elevations, tiled flooring, freestanding storage cupboards.









Communal Garden

Communal front garden.

Rear Garden

Private rear garden with wrought iron fencing and gated access onto established communal grounds with mature trees, flower beds, and lawn area. The apartment's garden is laid to AstroTurf with a variety of well-stocked flower beds, inset shrubs, and climbing plants.

Garage

Garage to the rear accessed via a block-paved driveway, up-and-over door to front elevation, power and lighting.

Driveway

Space for one car in front of the garage.

Leasehold Information: The property benefits from a 999-year lease commencing in 2004. The service charge is approximately £3,700 per annum, which includes buildings insurance, gardening and the cleaning and maintenance of communal areas. The development is managed by Encore Estate Management. Ground rent is £0. Please note that pets are not permitted within the development.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





The property is well located for everyday amenities and services, including local public and private schooling together with nursery day-care, Leicester City Centre and the University of Leicester, Leicester Royal Infirmary and Leicester General Hospital. Within a short distance you'll find Victoria Park together with shopping parades in both Stoneygate and neighbouring Clarendon Park with their specialist shops, bars, boutiques and restaurants.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

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