SALES
LETTINGS
MORTGAGES
MANAGEMENT

Barkers Est.1985

Asking Price £105,000

Neston Gardens, Leicester, LE2 6RF

- Purpose Built Apartment
- Top Floor (Second)
- Kitchen
- Gas Central Heating & Doubled Glazing
- EPC Rating C / Council Tax Band A
- One Double Bedroom
- Lounge
- Bathroom
- Leasehold Property - 95 Years Remaining
- Communal Parking

barkers1985.co.uk

79 Queens Road, Clarendon Park, Leicester, LE2 1TT
T: 0116 2709394 queensroad@barkers1985.com

We are pleased to offer this ONE DOUBLE BEDROOM top floor apartment in LEICESTER.

This SPACIOUS flat briefly comprises of an entrance hall, lounge, open plan kitchen, and bathroom.

Conveniently located for Leicester City Centre and with PARKING this would suit a FIRST TIME BUYER.

VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394

COMMUNAL AREA
Accessed via secure door with entry phone and stairs leading to:

ENTRANCE HALL
10'8" x 9'2" max reducing to 2'10" (3.27 x 2.81 max reducing to 0.88)
L-shaped, double glazed front door, radiator, two build in storage cupboards.

LOUNGE
13'1" x 11'10" (4.01 x 3.61)
Radiator, double glazed window to front aspect.

KITCHEN
10'2" x 6'2" (3.10 x 1.88)
Fitted units with worktops, part tiled walls, sink with drainer, built in electric hob with oven below and extractor above, plumbing for washing machine, space for fridge/freezer, Radiator, built in cupboard housing. 'Worcester' boiler.

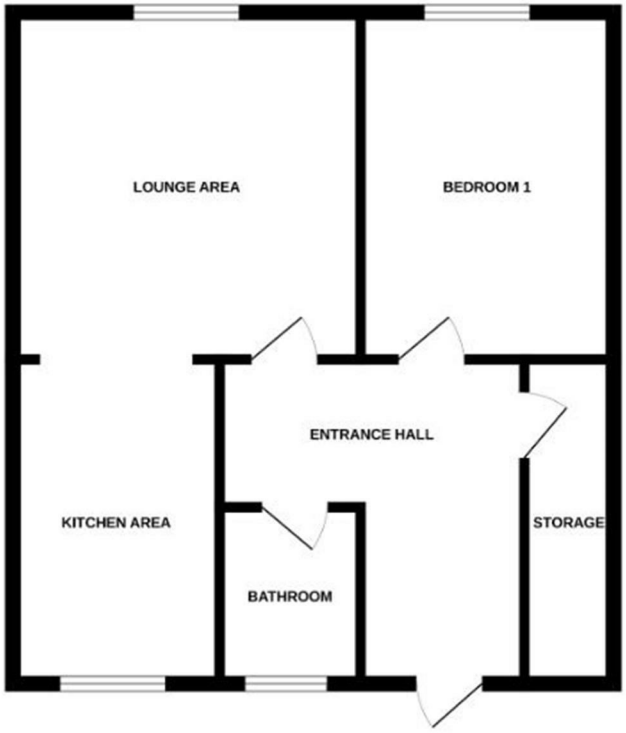
BATHROOM
6'0" x 5'10" (1.83 x 1.79)
Bath with electric shower, low level W/C, pedestal wash hand basin, tiled walls, radiator, double glazed frosted window to rear aspect.

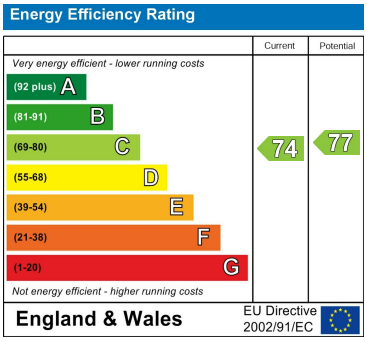
BEDROOM
13'3" x 9'6" (4.06 x 2.92)
Fitted wardrobe, radiator, double glazed window to front elevation.

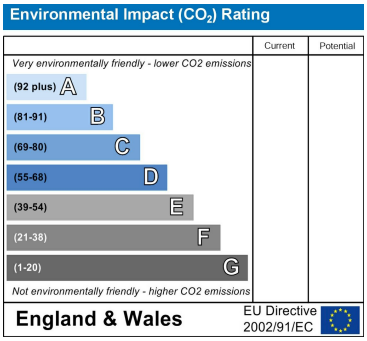
LEASE DETAILS
125 Years from 12th February 1996 - 95 Years Remaining
Service Charge - £1,007.16 per annum
Ground Rent - £120 per annum
Freeholder - Leicester City Council

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

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







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

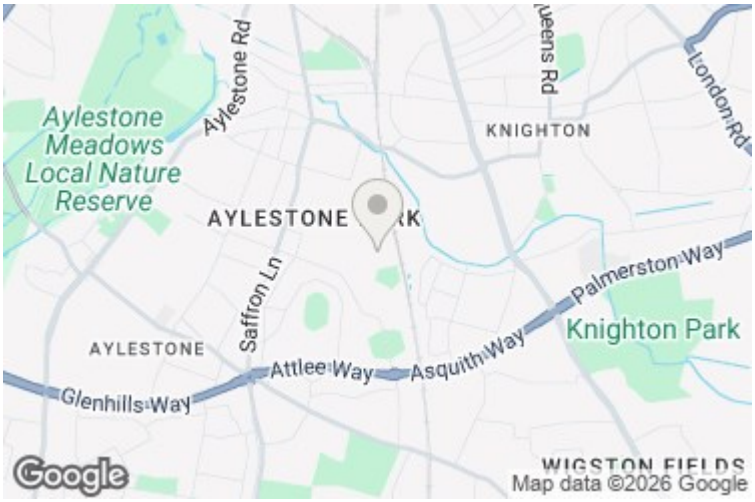
Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.
Hours of Business:
Monday to Friday 9am -5pm
Saturday 9am - 4pm

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.



79 Queens Road, Clarendon Park, Leicester, LE2 1TT
T: 0116 2709394 queensroad@barkers1985.com

SALES
LETTINGS
MORTGAGES
MANAGEMENT

Barkers Est.1985

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

barkers1985.co.uk

79 Queens Road, Clarendon Park, Leicester, LE2 1TT
T: 0116 2709394 queensroad@barkers1985.com