



## Asking Price £240,000

24 Knighton Park Road, Leicester, LE2 1ZA

- Top Floor Apartment
- Lounge
- Jack and Jill Bathroom and Guest W/C
- Balcony with Park Views
- Leasehold
- Two Double Bedrooms
- Open plan Kitchen
- Conservation Area
- Parking Space
- EPC Rating D Council Tax Band D



Guide Price £240,000 - £250,000

This TOP floor TWO DOUBLE bedroom apartment with BALCONY and PARKING SPACE.

A well presented apartment comprises an L shaped hall, lounge, open plan kitchen, two bedrooms, Jack and Jill bathroom and a guest W/C.

Stoneleigh is a sought after building in Stoneygate, Ideal for access to the Leicester Royal Infirmary, Leicester University and the City Centre and Train station.

### COMMUNAL ENTRANCE



### ENTRANCE HALL

L shaped, front door, fuse box, spot lights, wall mounted electric heater, access to loft.



### LOUNGE

19'10" x 11'11" (6.05 x 3.65)

Two electric wall mounted heaters, spot lights, double glazed

window to side aspect, pair of double glazed doors to front elevation opening out onto balcony.



### OTHER ASPECT



### OPEN PLAN KITCHEN

9'10" x 8'8" (3.00 x 2.66)

Fitted units with granite worktops, undermounted sink with drainer, electric hob with oven and extractor, integrated fridge freezer and washing machine, plumbing for dishwasher,



**OTHER ASPECT**



**JACK AND JILL BATHROOM**

**10'5" x 6'10" (3.20 x 2.09)**

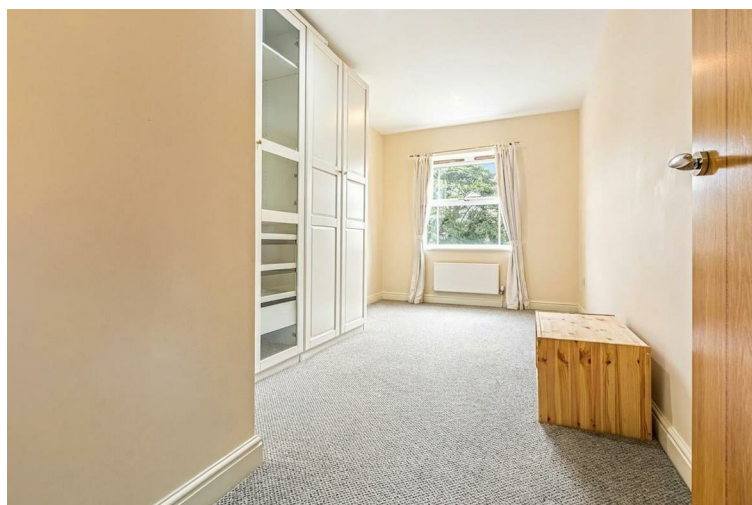
Bath with shower attachment, shower cubicle with mains shower, low level W/C, pedestal wash hand basin, tiled floor, part tiled walls, heated towel rail spot lights, extractor to ceiling, door into hallway and door into bedroom.



**BEDROOM ONE**

**16'2" x 13'1" (4.93 x 4.01)**

Fitted wardrobes with sliding doors, built in cupboard housing water tank, wall mounted electric heater, spotlights, double glazed window to front aspect.



**BEDROOM TWO**

**15'6" x 8'7" (4.74 x 2.62)**

Wall mounted electric heater, spot lights, double glazed window to front aspect.



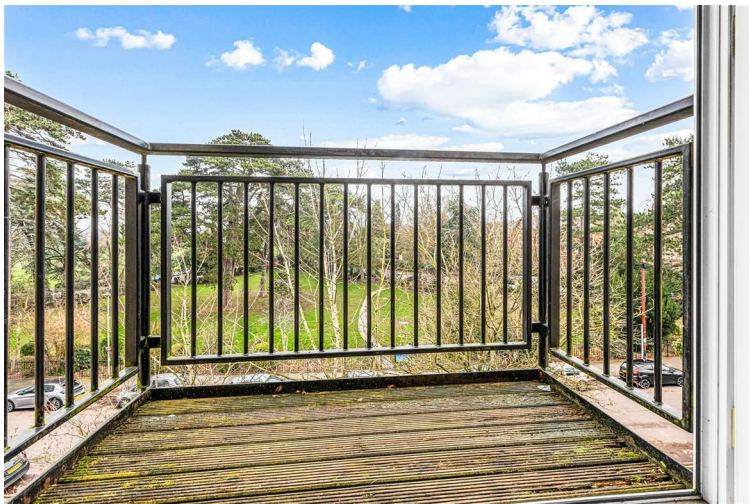
**GUEST W/C**  
**8'8" x 3'3" (2.65 x 1.00)**

Pedestal wash hand basin, low level W/C, electric heater, tiled floor, spotlights,



**GATED PARKING SPACE**

Access via electric gates to the front of the block you have the benefit of a private parking space.



**BALCONY**  
**5'10" x 3'4" (1.78 x 1.03)**

Direct access from the lounge and with beautiful park views, decked flooring with metal railing.



**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

**LEASEHOLD**

125 years from 1 January 2005 104 Years remaining  
Managing Agents Butlins.  
Service charge £2,590.16 PA.  
Ground Rent £ 250 PA.



**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.

**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**

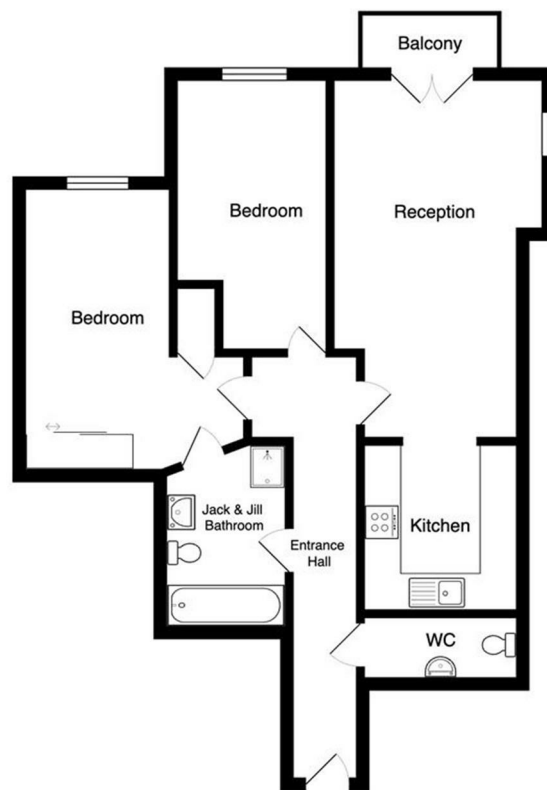
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.

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

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



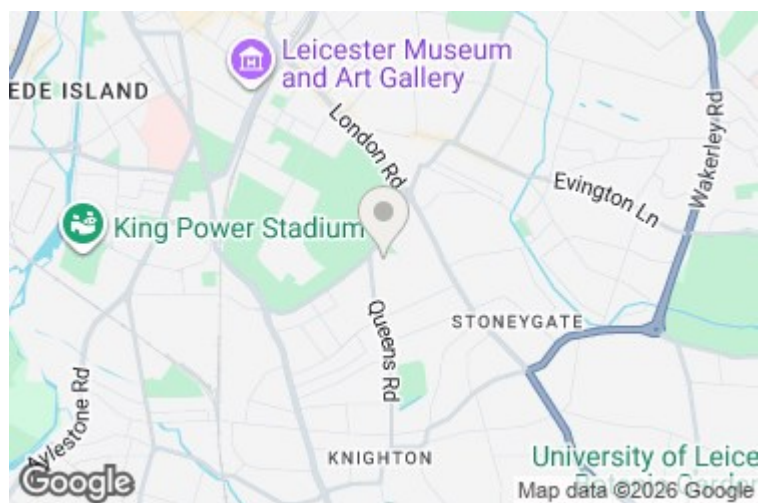
Third Floor

Total Area: 78.5 m<sup>2</sup> ... 845 ft<sup>2</sup> (excluding balcony)

All measurements and illustrations are approximate and may not be drawn to scale. This floorplan is for display purposes only and all interested parties are advised to make their own independent enquiries. The vendor, agency and supplier will accept no liability for its accuracy.

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			
England & Wales		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			
England & Wales		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

