

Connells

Stoneygate Court
Leicester

Stoneygate Court
Leicester LE2 2AJ

for sale
£175,000







Property Description

Connells are delighted to offer this well-presented two-bedroom first-floor apartment in the desirable Stoneygate area. The property features a spacious open-plan lounge, dining kitchen, two bedrooms, bathroom, and the added benefit of a garage. Ideally located close to local amenities, transport links and Leicester city centre, making it an excellent first-time buy or investment opportunity.

The accommodation further comprises two well-sized bedrooms and a shower-room, making it an excellent opportunity for first-time buyers, professionals, or investors alike. Situated close to a range of local amenities, transport links, Leicester city centre and Leicester University, the property combines convenience with comfortable living.

Early viewing is highly recommended to appreciate the accommodation on offer.

Agents Notes:

Service Charge £1901.58 Paid half yearly. Includes Heating and Hot Water, porter, quarterly window cleaning building insurance and gardener.

Reserve Fund £362.50 Paid half yearly.

Ground Rent £25 Per Year

Hall

Entrance hallway providing access to the main accommodation, with doors leading to the lounge/dining kitchen, bedrooms and shower-room

Open Plan Lounge/Dining Room

An impressive and beautifully appointed open-plan living space, thoughtfully designed to offer the perfect balance of style and practicality. Flooded with natural light, this versatile room provides ample space for relaxing, dining and entertaining

Kitchen

A stylish and contemporary fitted kitchen, beautifully integrated within the open-plan living space. Comprising a range of modern wall and base units with complementary work surfaces, providing ample storage and preparation space. Thoughtfully designed for both everyday living and entertaining, creating an attractive and functional focal point of the home.

Bedroom One

A generously proportioned principal bedroom offering a peaceful and elegant retreat. Beautifully presented and filled with natural light, the room provides ample space for freestanding furnishings, creating a comfortable and inviting atmosphere ideal for relaxation.

Bedroom Two

A well-appointed and versatile second bedroom, offering excellent proportions and an abundance of natural light. Ideal as a guest bedroom, home office or dressing room, this stylish space provides flexibility to suit a variety of lifestyle needs.

Shower-Room

Contemporary shower room, fitted with a stylish suite comprising a walk-in shower, wash hand basin and WC. Tiled walls and obscure glazed window

Outside

The property benefits from well-maintained communal grounds, providing an attractive setting for residents. Further enhancing its appeal is a private garage, offering secure parking or valuable storage space. The development also enjoys a convenient position within the sought-after Stoneygate area, close to a range of local amenities and transport links.







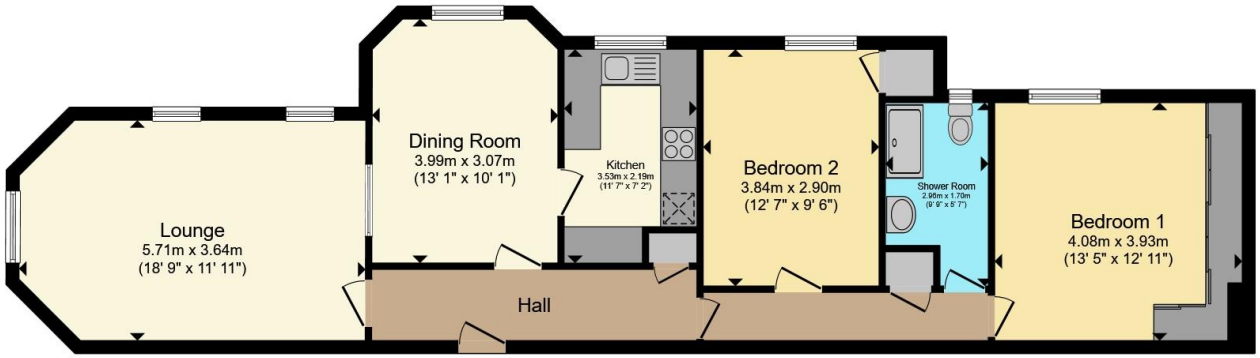

NO PARKING
EMERGENCY AND DELIVERY VEHICLES ONLY




DON'T OBSTRUCT THESE GARAGE DOORS







Total floor area 86.0 m² (925 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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22-24 Halford Street
LEICESTER LE1 1JB

EPC Rating: C

Council Tax Band: C

Service Charge: 3803.00

Ground Rent: 25.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LTR326653

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.GOV.UK

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.