

JAMES SELICKS

1 STONEYCROFT

32 STONEYGATE ROAD
STONEGATE
LEICESTER LE2 2AD

GUIDE PRICE £79,000



This well-presented ground-floor apartment offers a wonderful opportunity for those over 55 seeking a secure and welcoming community in the sought-after Stoneygate area. Designed with comfort and convenience in mind, it's an ideal choice for those looking to downsize without compromising on quality of life.

The development itself is designed to make everyday life that little bit easier. Residents benefit from unallocated but readily available parking, landscaped communal gardens, and the use of a shared laundry room with a weekly timeslot. For peace of mind, there is a 24-hour warden service, with pull cords installed in key rooms.

Stoneycroft combines independence with the reassurance of a supportive community setting, a place to truly feel at home.

Location

Stoneycroft lies just off Stoneygate Road, providing good access to neighbourhood facilities found at the nearby Allandale Road and Francis Street and also Leicester city centre and Oadby via the London Road.

Accommodation

The property is entered via a hallway with a storage cupboard housing the water tank. The sitting/dining room is a welcoming space enjoying a front facing window and is open plan to the kitchen, well equipped with a range of white eye and base level units and drawers with ample preparation surfaces, tiled splashbacks and a stainless steel sink with drainer. There is a Beko oven and induction hob with a stainless steel extractor unit above, space for a fridge, and a front facing window providing natural light. The double bedroom is a bright and comfortable space with a side-facing window, and the accommodation is completed by a bathroom featuring a modern walk-in style shower with seat and screen, a wash hand basin, WC, part-tiled walls and tile-effect flooring.

Outside

The development enjoys lovely communal gardens.

Lease information

We make every effort to ensure these details are correct, however these are subject to change and are not to be relied upon/MUST be verified by potential Purchaser's Solicitors.

Tenure: Leasehold. **Lease Term:** 125 years from 1986.

Ground Rent: £0

Service charge : £3,285 per annum.

Service charge review period & review increase: Annually.

Local Authority: Leicester City Council, **Tax Band:** A

Listed Status: None. **Conservation Area:** Stoneygate.

Services: Offered to the market with all mains services and electric central heating.

Broadband delivered to the property: Unknown.

Non-standard construction: Believed to be Standard.

Wayleaves, Rights of Way & Covenants: None out of the ordinary for an apartment complex.

Flooding issues in the last 5 years: None our Clients are aware of.

Accessibility: The development is extremely wheelchair accessible. Has a walk-in bath and handrails fitted in the bathroom.

Planning issues: None our Clients are aware of.





REMOVED FOR YOUR PROTECTION
10 YEAR WHITE GUARANTEE
0800 427 0613
IMPORTANT





Leicester Office
 56 Granby Street
 Leicester
 LE1 1DH
 0116 2854554
 info@jamesselicks.com

Market Harborough Office
 01858 410008

Oakham Office
 01572 724437

jamesselicks.com



Important Notice
 James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

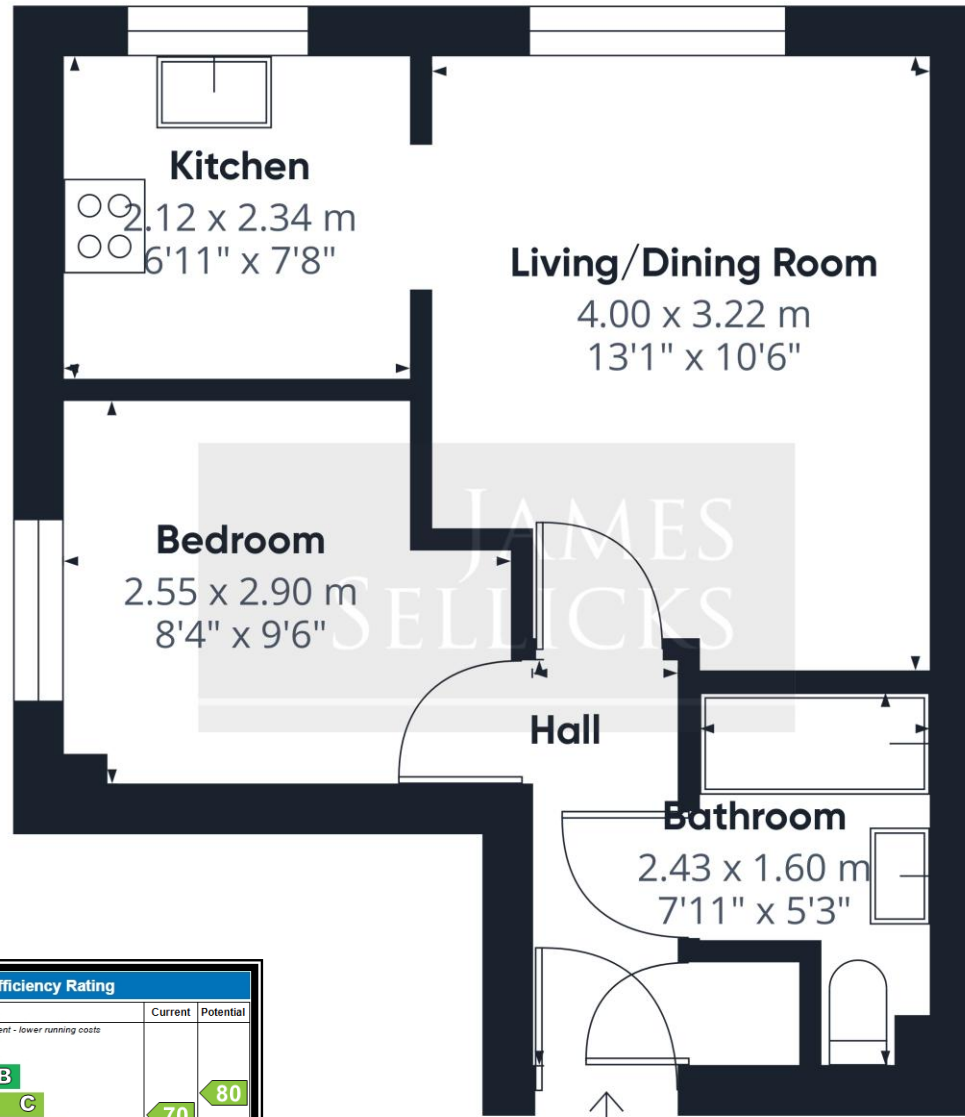
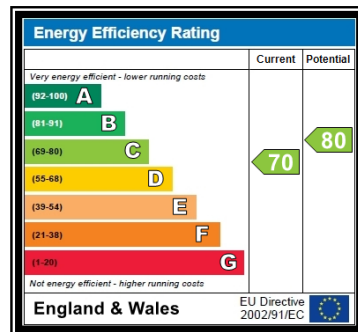
2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



Approximate total area⁽¹⁾
 30.6 m²
 328 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360