SALES
LETTINGS
MORTGAGES
MANAGEMENT

Barkers Est.1985

Asking Price £270,000

Dukes Drive, Stoneygate, Leicester, LE2 1TP

- Ground Floor Corner Apartment
- Lounge / Diner
- Bathroom with Shower
- DG & GCH
- Garage
- Three Bedrooms
- Kitchen
- Communal gardens
- Leasehold
- EPC Rating C Council Tax Band C

barkers1985.co.uk

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

First time on the market for 27 Years.

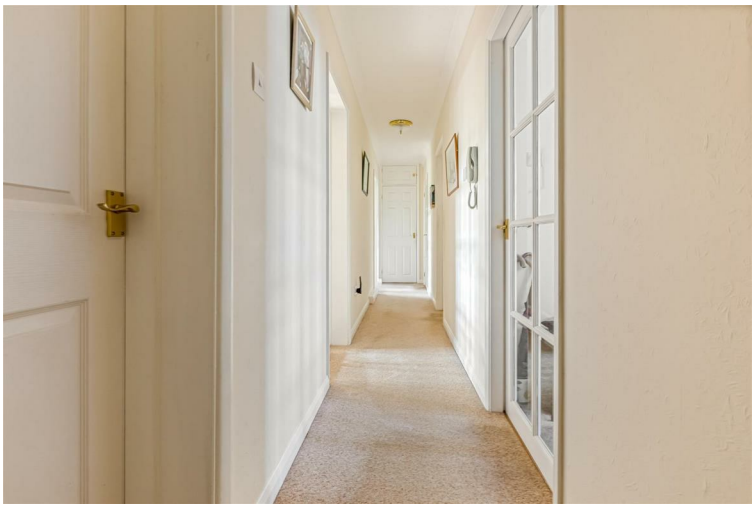
We are delighted to offer for sale this SPACIOUS and well presented GROUND FLOOR corner apartment in the sought after DUKES DRIVE development in STONEYGATE

The flat briefly comprises a PORCH, entrance hall, LOUNGE/DINER. kitchen, three bedrooms and a bathroom.

Benefiting from having direct access onto a TERRACE AREA leading onto well maintained COMMUNAL GARDENS.

Well located for Leicester City Centre and walking distance to Queens Road with its selection of boutique shops, coffee shops, and restaurants.

PORCH
3'10" x 3'2" (1.17 x 0.99)
Front door, door leading into,



ENTRANCE HALL
24'2" x 2'11" (7.38 x 0.90)
Coving, entry phone, fuse box, built in cupboard with heated towel rail

L SHAPED LOUNGE / DINER
17'11" max reducing to 9'4" x 24'0" max reducing t (5.47 max reducing to 2.87 x 7.34 max reducing to 3)
Gas fireplace, coving, three radiators, double glazed window to front aspect, three frosted double glazed windows to side aspect, sliding double glazed patio doors to rear aspect leading out onto outdoor terrace and then communal gardens.

LOUNGE AREA

KITCHEN
8'6" x 8'3" (2.60 x 2.54)
Fitted units with worktops and tiled splashbacks, sink with drainer, integrated fridge freezer, washer dryer, and dishwasher, four ring gas hob and extractor, integrated double electric oven, tiled floor, double glazed window to front aspect.

DINING AREA

BEDROOM ONE
12'2" x 11'5" (3.71 x 3.48)
Fitted wardrobes, radiator, double glazed window to rear aspect.

BEDROOM TWO
11'5" x 10'1" (3.48 x 3.09)
Radiator, double glazed window to rear aspect.

BATHROOM
8'8" x 8'5" (2.66 x 2.59)
Bath, vanity unit, walk in shower cubicle with mains shower, heated towel rail, low level W/C, tiled floor and walls, two double glazed frosted windows to front aspect.

BEDROOM THREE
8'6" x 8'4" (2.60 x 2.55)
Built in cupboard housing boiler, radiator, double glazed window to front aspect.

TERRACE AREA
Use of a paved area with direct access from the lounge, leading onto communal gardens.

LEASEHOLD

Lease 150 years from 25 March 2011 135 Years Remaining
Managing Agents Butlins
Service Charge £1.862.84 Per Year.
Ground Rent £200 per year.

GARAGE

16'0" x 7'10" (4.89 x 2.40)

Located in a garage block, electric up and over door, power.

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

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

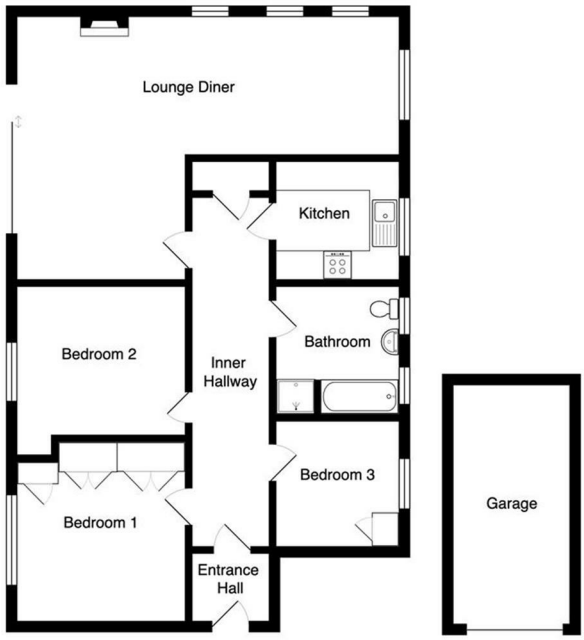
Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

VIEWING TIMES

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

AML DISCLAIMER

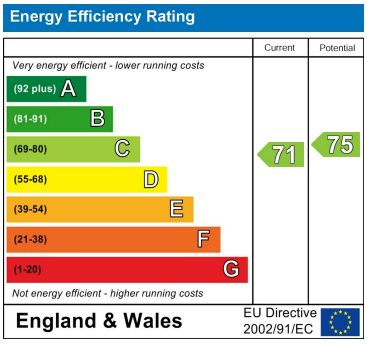
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.
These checks are carried out on our behalf of Moverly, our approved AML provider.
A £50 fee (incl. vat) covers required data and any manual checks.
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

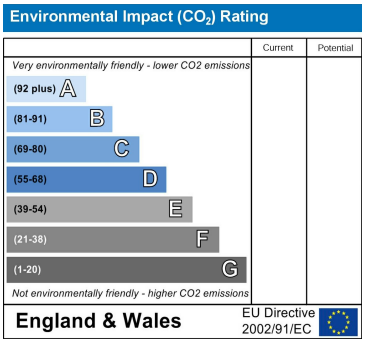


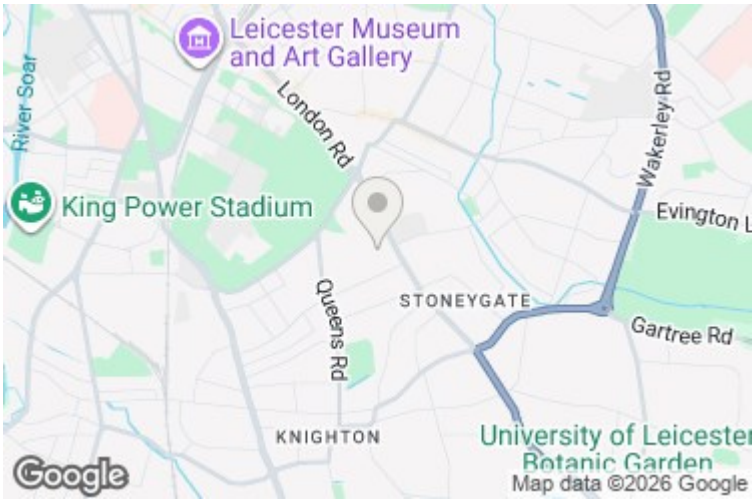
Ground Floor

Total Area: 96.2 m² ... 1035 ft² (excluding garage)

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.







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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

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