



Asking Price £220,000

Wolsey Court, Knighton Park Road, Stoneygate, LE2 1AP

- Retirement Apartment
- One Bedroom
- Kitchen
- Direct Access to Patio and Communal Gardens
- Leasehold
- Ground Floor
- Lounge
- Shower Room
- No Chain
- EPC Rating B Council Tax Band A



Wolsey Court is a Retirement Living development built in 2016, apartments for the over 60's.

The apartment is located on the **GROUND FLOOR** of the building and therefore benefits from a terrace with direct access from the lounge leading onto **DELIGHTFUL COMMUNAL GARDENS**.

The flat briefly comprises an entrance hall with storage cupboards, lounge with direct access terrace and communal gardens, integrated kitchen, bedroom with walk in wardrobe and shower room.

The block boasts a beautiful **COMMUNAL lounge** for all residents, and a **HOUSE MANAGER**.

There is also a **GUEST ROOM** available for rental for family members.



HALLWAY

Front door, two built in cupboards.



COMMUNAL ENTRANCE



LOUNGE

20'1" x 10'4" (6.14 x 3.16)

Electric fireplace, pair of double glazed doors to rear aspect leading onto patio and communal gardens, door into.



KITCHEN
8'0" x 8'6" (2.46 x 2.6)

Fitted units with worktops and matching splash backs, sink with drainer, electric hob with extractor above, integrated oven and fridge freezer, tiled floor, double glazed window to rear aspect.



WALK IN WARDROBE
6'6" x 4'3" (2.00 x 1.31)



BEDROOM
12'8" x 10'1" (3.88 x 3.08)

Walk in wardrobe, double glazed window to rear aspect.



SHOWER ROOM
7'1" x 4'10" (2.17 x 1.48)

Walk in shower cubicle with mains shower, low level W/C, pedestal wash hand basin, electric towel rail, tiled walls and floor.



LEASEHOLD DETAILS

ANNUAL SERVICE CHARGE of £3,631.93 for the current financial year ending 30th September 2026
Ground Rent - Ground rent: £425 per annum
Ground rent review: 1st Jun 2030
Lease Information - Managed by McCarthy and Stone Management Services
Lease: 125 Years from 1st June 2015
Car Parking Scheme - Car Parking Permit is by allocated space subject to availability at a cost of £250PA. Please check with the House Manager on site for availability.

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



COMMUNAL LOUNGE

One of the benefits of living in the block is that there is a lovely communal lounge for all residents, family and friends to enjoy, and where certain activities and events are hosted.



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.

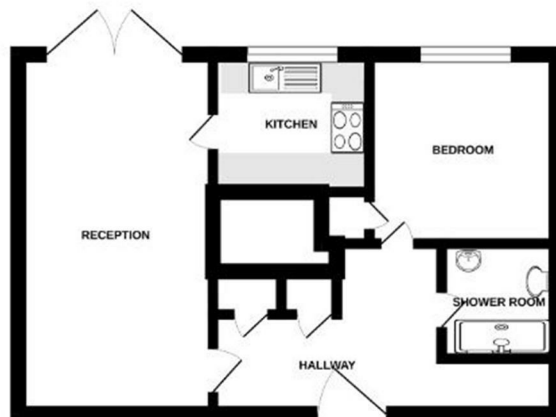
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

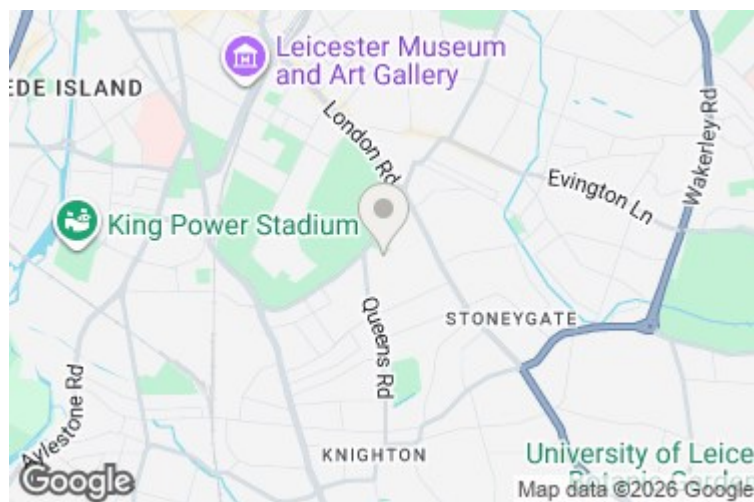
Monday to Friday 9am -5pm

Saturday 9am - 4pm



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			
		84	84
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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

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

