SALES
LETTINGS
MORTGAGES
MANAGEMENT

Barkers Est.1985









Asking Price £90,000

Spinney Halt, Whetstone, Leicester, LE8 6HU

- Spacious Studio Apartment
- Dressing Room
- First Floor
- Leasehold
- Great First Time Buy or Investment
- Open Plan Kitchen
- Shower Room
- Communal Parking/ EV Charging Point
- Council Tax Band A EPC Rating C
- Sought After Village Location



barkers1985.co.uk

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

Delighted to offer for sale this SPACIOUS STUDIO apartment in WHETSONE.

Located in this sought after village location is this well presented studio on the FIRST FLOOR, in this small block of just eight apartments built in 1985.

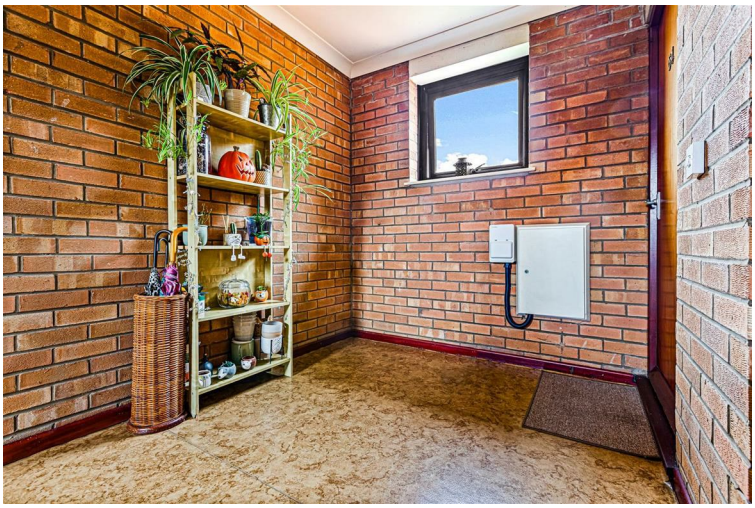
Entered via a communal entrance with staircase leading to the first floor , the apartment briefly comprises a lounge/bedroom with open plan kitchen, dressing area and shower room.

Benefiting from FAR REACHING VIEWS from the rear of the flat with double aspect windows and COMMUNAL PARKING to the rear with an EV CHARGING POINT.

Great First Time Buy or Investment.



LOUNGE/BEDROOM
13'2" max reducing to 8'4" x 14'9" max reducing to (4.03 max reducing to 2.55 x 4.50 max reducing to 2)
Front door, fuse box, two radiators, double glazed window to side and rear aspects.



COMMUNAL ENTRANCE
Accessed via double glazed door leading into communal hall area with door to rear leading out into the parking area, staircase rising to the first floor.







DRESSING AREA
6'8" x 4'4" (2.04 x 1.33)
Access to loft, fitted wardrobe with sliding mirrored doors housing boiler.



OPEN PLAN KITCHEN
7'8" x 5'2" (2.36 x 1.59)
Fitted units with worktops and tiled splash backs, induction hob, sink with drainer, plumbing for washing machine, space for small fridge ,double glazed window to rear aspect.



SHOWER ROOM
6'7" x 5'5" (2.02 x 1.66)
Shower cubicle with electric shower, low level W/C, pedestal wash hand basin, heated towel rail, part tiled wall, frosted double glazed window to side aspect.

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OTHER ASPECT

OUTSIDE

To the rear of the building are communal gardens and parking, with an EV charging point.



LEASE

999 years from 1 January 1984 957 Years remaining.
Managing Agents Rendall and Rittner
Ground Rent £100 Per Year
Building Insurance for 2026 £209.51

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. 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.

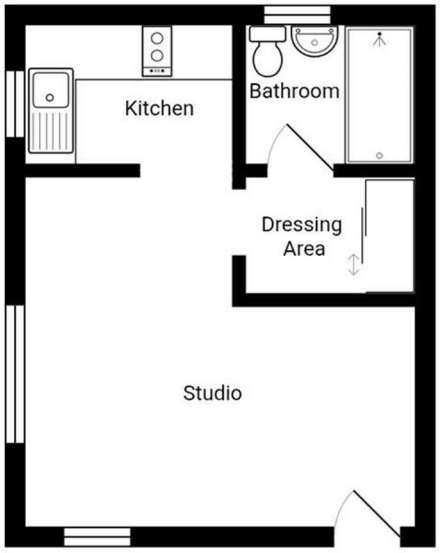
MORTGAGES

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

VIEWING TIMES

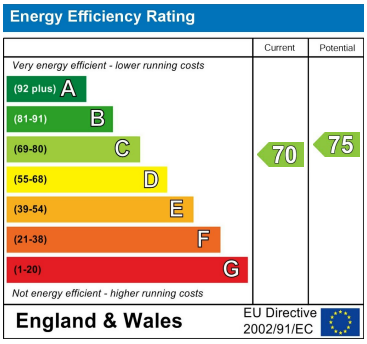
Viewing strictly by appointment through Barkers Estate Agents.
Hours of Business:
Monday to Friday 9am -5.30pm,
Wednesday Late Nights Until 7pm
Saturday 9am - 4pm,

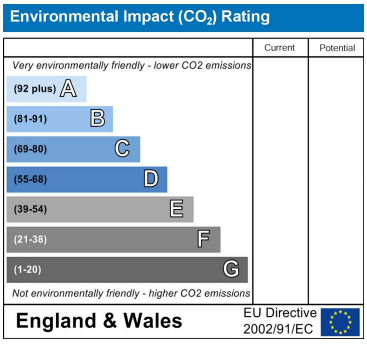




First Floor

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.





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


River Soar
M1
Enderby Rd
Narborough
Whetstone
High St
Blaby
Littlethorpe
M1
Google
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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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