



## Offers over £195,000

**Stoneygate Court, Stoneygate, Leicester, LE2 2AJ**

- Sought After Block
- Large Lounge-Diner
- Shower Room
- Communal Gardens
- EPC Rating C Council Tax Band C
- Two Double Bedrooms
- Kitchen
- Second Floor
- Garage
- Leasehold



Offers over £195,000

A beautifully presented TWO DOUBLE bedroom apartment located in STONEYGATE COURT in Stoneygate.

Situated on the SECOND FLOOR with lift access the flat comprises an entrance hall with large lounge-diner, integrated kitchen, inner hall, two bedrooms and a shower room.

Benefiting from a GARAGE and a LONG LEASE.

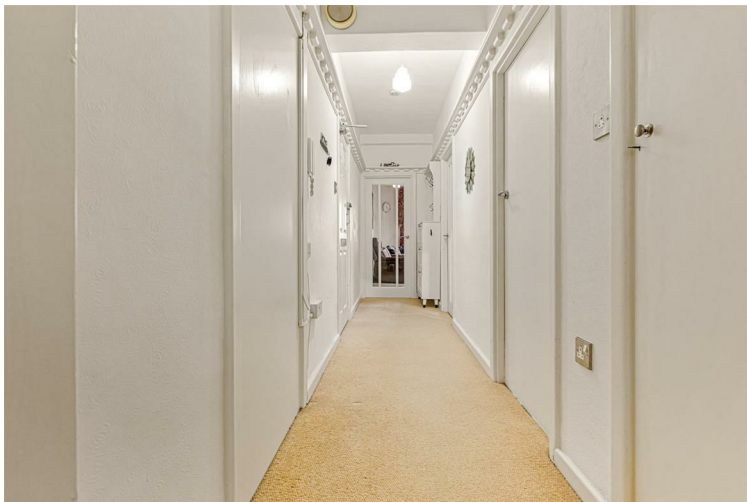
The COMMUNAL GROUNDS are well maintained.

The service charge INCLUDES YOUR HOT WATER AND HEATING, BUILDING INSURANCE PORTER AND GARDENER.

Set back from the London Road and close to Leicester City Centre, Leicester Rail Station and the Universities and hospitals.

#### COMMUNAL ENTRANCE

Communal door accessed via an intercom, lift and stair access to the second floor where the apartment is located.



#### ENTRANCE HALLWAY

17'8" x 3'9" (5.39 x 1.16)

Front door, plate rack, entry phone attached to wall, built in cupboard, housing meters and storage.



#### LOUNGE / DINER

16'11" x 11'10" (5.16 x 3.62)

Radiator, double glazed window to side and rear aspects.



#### DINING AREA

13'0" x 10'0" (3.98 x 3.06)

Radiator, double glazed window to rear aspect, door into kitchen and hallway.



**OTHER ASPECT**



**BEDROOM ONE**

**12'10" x 11'6" (3.93 x 3.53)**

Fitted wardrobes, radiator, double glazed window to rear aspect.



**KITCHEN**

**11'4" max x 7'1" (3.47 max x 2.18)**

Fitted units with white cloud stone worktops and tiled splash backs, undermounted sink with drainer and decorative tap, integrated 'Neff' induction hob and extractor, integrated double electric oven, fridge freezer and 'Bosch' dishwasher, plumbing for washing machine, double glazed window to rear aspect.

**INNER HALLWAY**

**15'3" x 2'11" (4.66 x 0.89)**

Built in cupboard.



**BEDROOM TWO**

**12'8" x 9'5" (3.87 x 2.88)**

Built in cupboard, radiator, double glazed window to rear aspect.



### SHOWER ROOM

**9'8" max x 5'5" (2.95 max x 1.67)**

Shower cubicle with, mains shower, vanity basin, low level W/C, heated towel rail, tiled walls and floor, window to rear aspect.



### OUTSIDE

Delightful and well kept communal gardens with seating area for use of the residents.



### GARAGE

**19'1" x 8'8" (5.82 x 2.65)**

Electric up and over door.



### LEASE DETAILS

Lease 999 years from 1 January 2007

Butlins Managing Agents.

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.



**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 -5.30pm,

Saturday 9am - 4pm,

**AML DISCLAIMER**

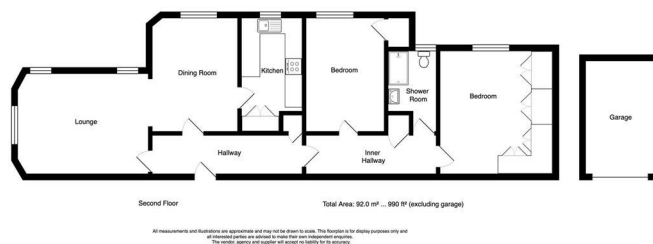
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.

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.

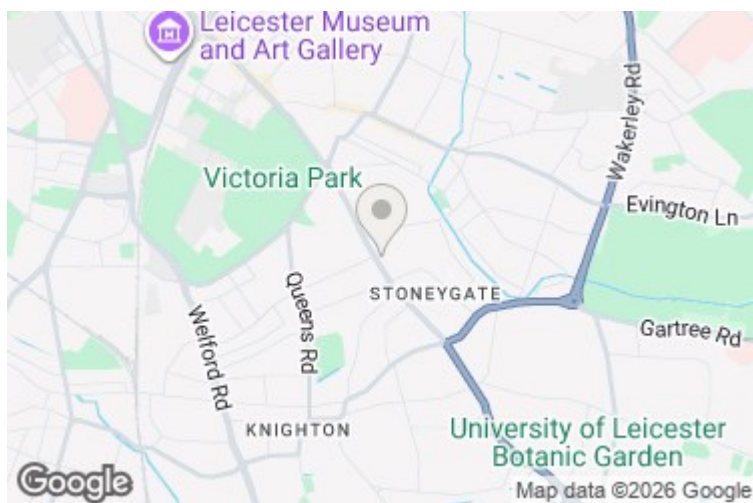
This must be paid before we can issue a memorandum of sale.

The fee is non-refundable and paid directly to Moverly. We receive a portion of this fee for facilitating the checks



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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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



# Barkers

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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

