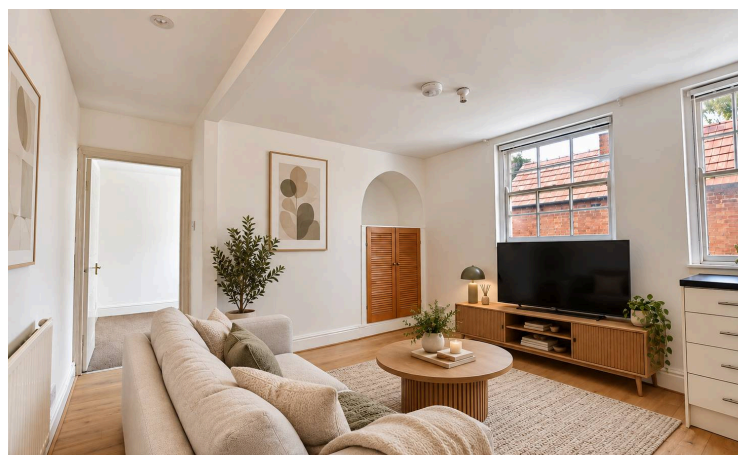
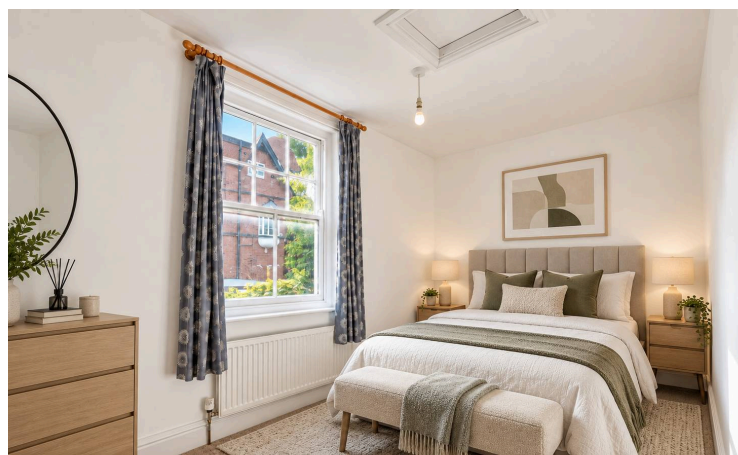




⚠ AI-ENHANCED IMAGE

Furniture and decorative items have been digitally added using Artificial Intelligence for illustrative purposes only. The property's layout, dimensions and permanent fixtures remain unchanged.



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Flat B, 45 Stoneygate Road, Leicester

£100,000 Leasehold

Charming first-floor 1-bed period conversion flat in Stoneygate. No chain, open-plan living/kitchen, bathroom, mature communal front garden & on-road parking. Ideal first-time buy or investment.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



0116 274 5544





Communal Entrance

With stairs to the first floor.

Private Entrance Hall

With a window to the side elevation, meter cupboard.

Open Plan Living / Kitchen / Dining Room

16' 1" x 12' 2" (4.90m x 3.70m)

With three windows to the side elevation. Stainless steel sink and drainer unit with a range of wall/base units and work surfaces over, cupboard housing the boiler, plumbing for a washing machine, space for a fridge-freezer, laminate flooring, radiator.

Bedroom

12' 2" x 7' 10" (3.70m x 2.40m)

With a window to the rear elevation and a radiator.

Bathroom



FRONT GARDEN

There's a communal front garden with mature trees.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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We'll keep you moving...



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