



## Asking Price £150,000

### Hendon Grange, Stoneygate, Leicester, LE2 2PY

- One Bedroom
- Kitchen
- Direct Access from Bedroom into Communal Gardens
- House Manager and Guest Suite
- Communal Lounge
- L Shaped Lounge/Diner
- Shower Room
- Over 55's development
- EPC Rating E Council Tax Band C
- No Upper Chain



A well presented One Bedroom GROUND FLOOR apartment located in this popular HENDON GRANGE over 55's development just off London Road.

The flat comprises an entrance hall with storage, L shaped lounge/diner, kitchen, shower room and bedroom with fitted wardrobes, benefiting from direct access to the well maintained communal gardens.

The building benefits form a House manager, Communal Lounge, Laundry and hairdressing facilities.

Located in Stoneygate Area close to supermarkets, parks, and bus route to Leicester and Oadby.

mounted heaters, double glazed window to side aspect, double glazed window to rear elevation, pair of sliding doors into,



**OTHER ASPECT**



**ENTRANCE HALLWAY**

Front door, built in cupboard, electric wall mounted heater, Care Tech phone system attached to wall.



**KITCHEN**

**7'11" x 7'8" (2.43 x 2.36)**

Fitted units with work tops, sink with drainer, plumbing for washing machine, space for fridge freezer, integrated oven, electric hob extractor above, double glazed window to side aspect.



**L SHAPED LOUNGE /DINER**

**18'9" x 18'1" reducing to 10'5" (5.74 x 5.53 reducing to 3.20)**

Electric fireplace with wooden surround, two electric wall



**BEDROOM**  
**17'5" x 9'1" (5.31 x 2.78)**

Wall to wall fitted wardrobes, double glazed windows to rear and double glazed door to rear leading out into the communal gardens.



**SHOWER ROOM**  
**6'10" x 5'7" (2.10 x 1.72)**

Walk in shower cubicle with mains shower, low level W/C, vanity unit, electric towel rail, tiled walls, extractor to ceiling.

**COMMUNAL GARDENS**

Hendon Grange has delightful well maintained communal gardens, this apartment benefits from direct access out into the gardens from the bedroom.

**LEASE**

125 years from 1 April 1989 88 Years Remaining.

Managing Agents First Port

Service Charge £3700.10 per year.



**OTHER ASPECT**



**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



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: 56.7 m<sup>2</sup> ... 610 ft<sup>2</sup>

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.

**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 -5.30pm,

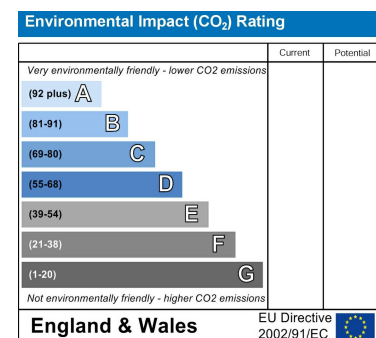
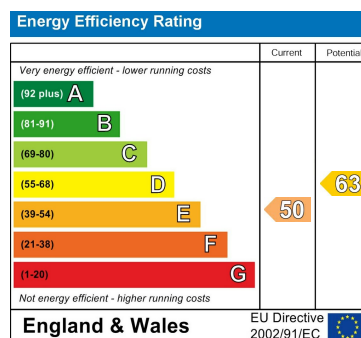
Saturday 9am - 4pm,

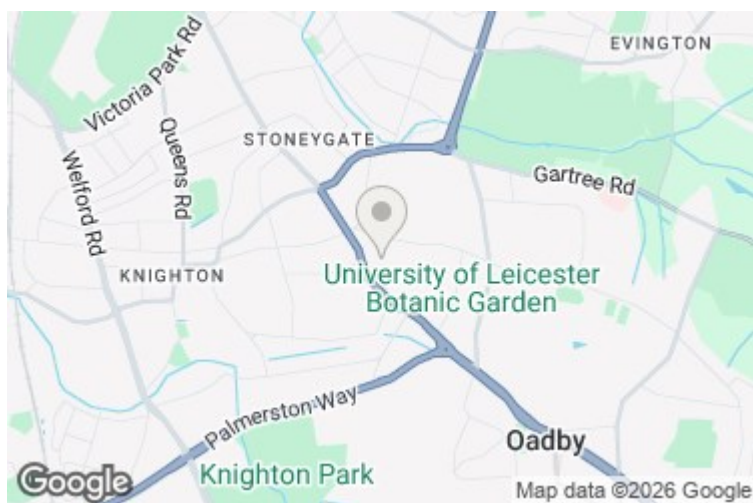
**AML DISCLAIMER**

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.





# 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

