SALES
LETTINGS
MORTGAGES
MANAGEMENT

Barkers Est.1985









Asking Price £190,000

Rose Yard, Kibworth Harcourt, Leicester, LE8 0XW

- Three Bedroom Apartment
- Lounge
- Kibworth Harcourt Conservation Area
- Arranged Over Three Floors
- No Upper Chain
- Two En-Suite Bathrooms
- Open Plan Kitchen
- EPC Rating C / Council Tax Band A
- Allocated Parking Space
- Leasehold / 992 Years Remaining.



barkers1985.co.uk

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

Located in the sought after village of KIBWORTH HARCOURT, is this converted THREE BEDROOM triplex apartment.

Arranged over three floors and benefiting from TWO BATHROOMS and an OPEN PLAN lounge and kitchen.

Offered for sale with NO UPWARD CHAIN and benefiting from PRIVATE PARKING SPACE.

Conveniently located to the local village shops, pubs, church, primary and secondary schools and a wealth of other local amenities. Market Harborough and Leicester are also a drive away, both providing excellent commuter rail links.

COMMUNUAL ENTRANCE
Accessed via entry phone.



ENTRANCE HALL
Alarm panel, entry phone, stairs rising to the first floor, spot light, under stairs cupboard.



BEDROOM TWO
14'1" x 8'0" (4.30 x 2.44)
Fuse box, radiator, double glazed windows to front and side aspects



ENSUITE BATHROOM
9'3" x 5'2" (2.84 x 1.58)
'Villeroy and Boch' vanity unit, low level W/C, bath, shower cubicle with mains shower, heated towel rail, spot lights.

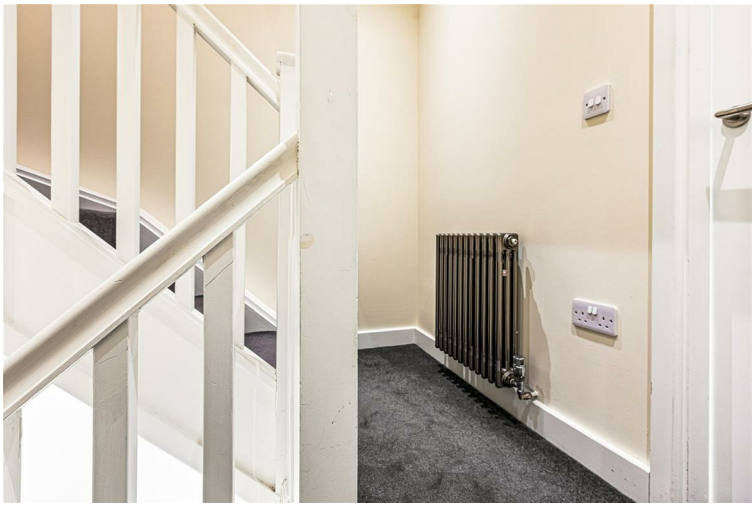
79 Queens Road, Clarendon Park, Leicester, LE2 1TT
T: 0116 2709394 queensroad@barkers1985.com



BEDROOM THREE
10'5" x 6'6" (3.19 x 1.99)
Built in wardrobes, radiator, double glazed window to front aspect.



LOUNGE/OPEN PLAN KITCHEN
19'9" max reducing to 11'4" x 15'8" (6.04 max reducing to 3.47 x 4.778)
Fitted units with worktops , sink with drainer, built in cupboard housing boiler, integrated fridge freezer, washing machine and dishwasher, spot lights, double glazed window to side aspect.



FIRST FLOOR LANDING
Radiator, spot light, staircase rising to the second floor.



LOUNGE AREA



KITCHEN AREA



SECOND FLOOR LANDING



BEDROOM ONE
15'9" max reducing to 11'11" x 13'10" (4.82 max reducing to 3.65 x 4.23)
Fitted wardrobes and dressing table, radiator, double glazed window to front aspect.

ENSUITE BATHROOM
8'0" x 5'3" (2.46 x 1.62)
Bath with mains shower, low level W/C, 'Villeroy and Boch' vanity unit, heated towel rail, spot lights, part tiled walls.

OUTSIDE
The property benefits from one allocated parking space



LEASEHOLD
999 years commencing on 1 January 2019 992 Years Remaining.
Service Charge £1.310.34 Half Yearly.
Managing Agents Butlins

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

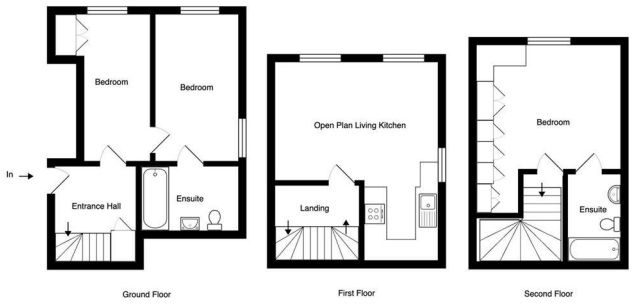
GENERAL REMARKS

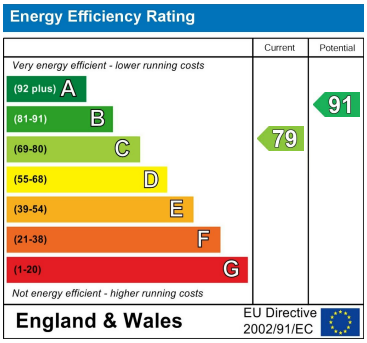
We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents 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 -5pm
Saturday 9am - 4pm

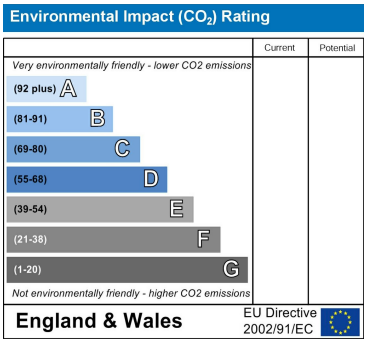


AML DISCLAIMER

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









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

