SALES
LETTINGS
MORTGAGES
MANAGEMENT

Barkers Est.1985

Asking Price £190,000

Knighton Park Road, Leicester, LE2 1ZA

- Purpose Built Apartment
- Lounge
- Third Floor
- En-suite Shower Room and a Bathroom
- Council Tax Band D EPC Rating B
- Two Double Bedrooms
- Open Plan Kitchen
- Lift
- Private Parking with Gated Access
- Leasehold

barkers1985.co.uk

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

A TWO DOUBLE BEDROOM apartment in STONEYGATE.

This apartment is located in the The Laurels and is on the THIRD FLOOR with the benefit of a LIFT and a BALCONY.

The flat comprises an entrance hall, lounge with open plan fitted kitchen, main bedroom has an ENSUITE SHOWER room, further bedroom and a bathroom.

There is a PRIVATE COVERED PARKING space with gated access and the property is being sold with NO UPPER CHAIN.

Just round the corner from Queens Road with all its boutique shops, and restaurants and close to Leicester City Centre and train Station.

HALLWAY
Front door, entry phone, electric wall mounted heater, two built in cupboards.

LOUNGE
21'3" x 11'6" (6.50 x 3.52)
Two wall mounted electric heaters, double glazed doors opening out onto balcony.

OTHER ASPECT

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

BALCONY
8'6" x 2'4" (2.61 x 0.72)
Front facing, with park views.

BEDROOM ONE
12'1" x 8'9" (3.70 x 2.69)
Fitted wardrobe, wall mounted electric heater, double glazed window to front aspect.

OPEN PLAN KITCHEN
9'5" x 8'1" (2.89 x 2.48)
Fitted units with worktops with tiled splash backs, sink with drainer, electric hob oven and extractor, integrated fridge freezer, dishwasher and washing machine, spot lights.

OTHER ASPECT

ENSUITE SHOWER ROOM
5'8" x 5'5" (1.73 x 1.66)
Shower cubicle with mains shower, low level W/C, vanity unit, heated towel rail, spot lights, tiled walls.

BEDROOM TWO
12'1" x 7'6" (3.69 x 2.29)
Wall mounted electric heater, double glazed window to front aspect.

BATHROOM
6'9" x 5'7" (2.07 x 1.72)
Bath with mains shower, low level W/C, vanity unit, heated towel rail, spot lights, tiled walls.

LEASE
Management Company - First Port
Length of Lease - 125 Years from 01/01/2003 (102 Years Remaining).
Service Charges - £1.324.48 Half Yearly.
Ground Rent - £100 Per Annum.

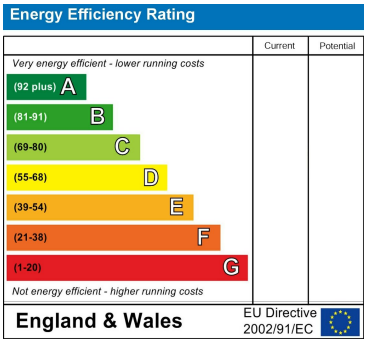
COVERED PARKING SPACE

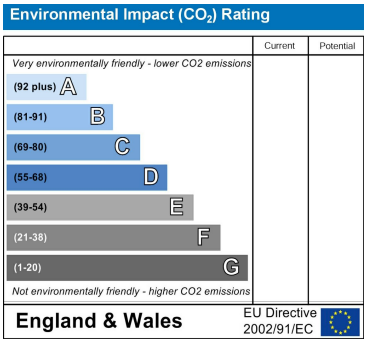
FREE VALUATION
Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394

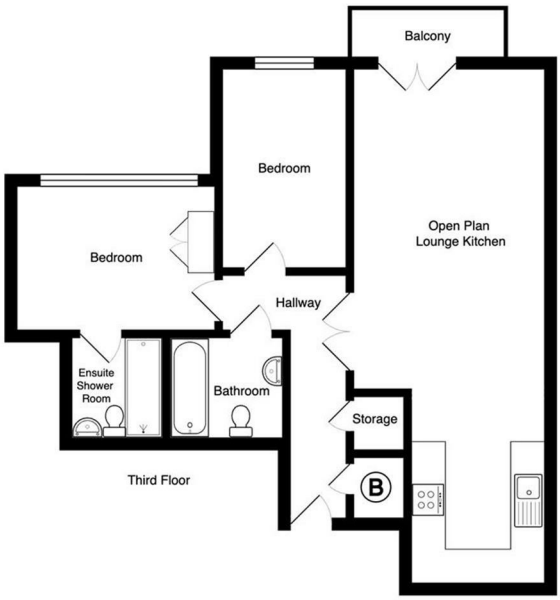
GENERAL REMARKS
We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers 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.

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 -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







Total Area: 66.5 m² ... 716 ft²

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.
Floorplan: Apperley Bennett Photography

SALES
LETTINGS
MORTGAGES
MANAGEMENT

Barkers Est.1985

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

barkers1985.co.uk

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