



Albert Court Stoneygate Road  
, Leicester, LE2 2AD

Guide Price £175,000



A well presented, spacious three bedroom Maisonette with ground floor access in the Heart of Stonegate. An excellent opportunity for First Time Buyers or investors alike.

The accommodation briefly comprises ; entrance hallway, Spacious Lounge, Open plan Kitchen/Dining Space, Bathroom & Storage cupboard. There are three generous size bedrooms, two being double rooms and a single bedroom and a fully fitted shower room located downstairs.

In addition to all, there is a single garage space, gas central heating, UPVC double glazing and an intercom system.

- Spacious Three-Bedroom Maisonette
- Leasehold
- Walking Distance to Queens Road & Allandale Road Amenities
- Juliet Balcony With Garden Views
- 1 Garage in Block
- Gas Central Heating & UPVC Double Glazing
- 125 years from 28 September 1982
- Internet - Standard, Superfast & Ultrafast Available
- Council Tax Band C
- EPC Rating TBC



## Location

Stoneygate is renowned for its character, tree-lined streets, and excellent local amenities. The area is well-served by both independent and state schools, including Leicester High School just a short walk away, and Leicester Grammar School in nearby Great Glen. Residents enjoy easy access to the vibrant shopping and dining experiences along Allandale Road, Francis Street, and Queens Road, while excellent transport links include regular bus routes, the A6, Leicester Railway Station, the University of Leicester, and Leicester Royal Infirmary.

## Entrance Hall

Door to the front aspect, laminate floor, radiator, stairs leading down to bedrooms. Pantry with window to the side aspect and boiler serving domestic heat and hot water.

## Lounge

14'7 x 11'3 (4.45m x 3.43m)

Upvc double glazed patio door to the rear aspect complemented by Juliette balcony. Radiator, Telephone and television aerial points, French doors leading to kitchen/dining area

## Kitchen

8'9 x 22 (2.67m x 6.71m)

A range of matching base and eye level units and drawers complemented by work surface. Stainless steel sink and drainer with mixer tap over. Electric double oven with separate electric hob and extractor hood over. Splashback tiles, plumbing for automatic washing machine, upvc double glazed window to the side aspect, arch leading to dining area with further window to the rear aspect, laminate floor and radiator.

## Bathroom

A matching three piece suite comprising: Low flush W.C., pedestal wash hand basin and panel bath with shower attachment over. Tiled walls and floor, radiator, heat extractor fan, upvc double glazed window to the side aspect..

## Bedroom One

11'9 x 7'5 (3.58m x 2.26m)

Upvc double glazed window to the side aspect, radiator, built in wardrobe complemented by matching dressing table.

## Bedroom Two

11'8 x 8'8 (3.56m x 2.64m)

Upvc double glazed French doors to the side aspect, radiator, built in wardrobe for storage.

## Bedroom Three

8'8 x 6'8 (2.64m x 2.03m)

Upvc double glazed window to the side aspect, radiator, built in wardrobe for storage.

## Shower Room

A matching three piece suite comprising@ Low flush W.C., vanity sink and shower cubical. Tiled walls and floor, radiator, heat extractor fan.

## Outside

Communal gardens are located to the front and rear of the block. A driveway leads to visitor parking and garages.

## Lease Details

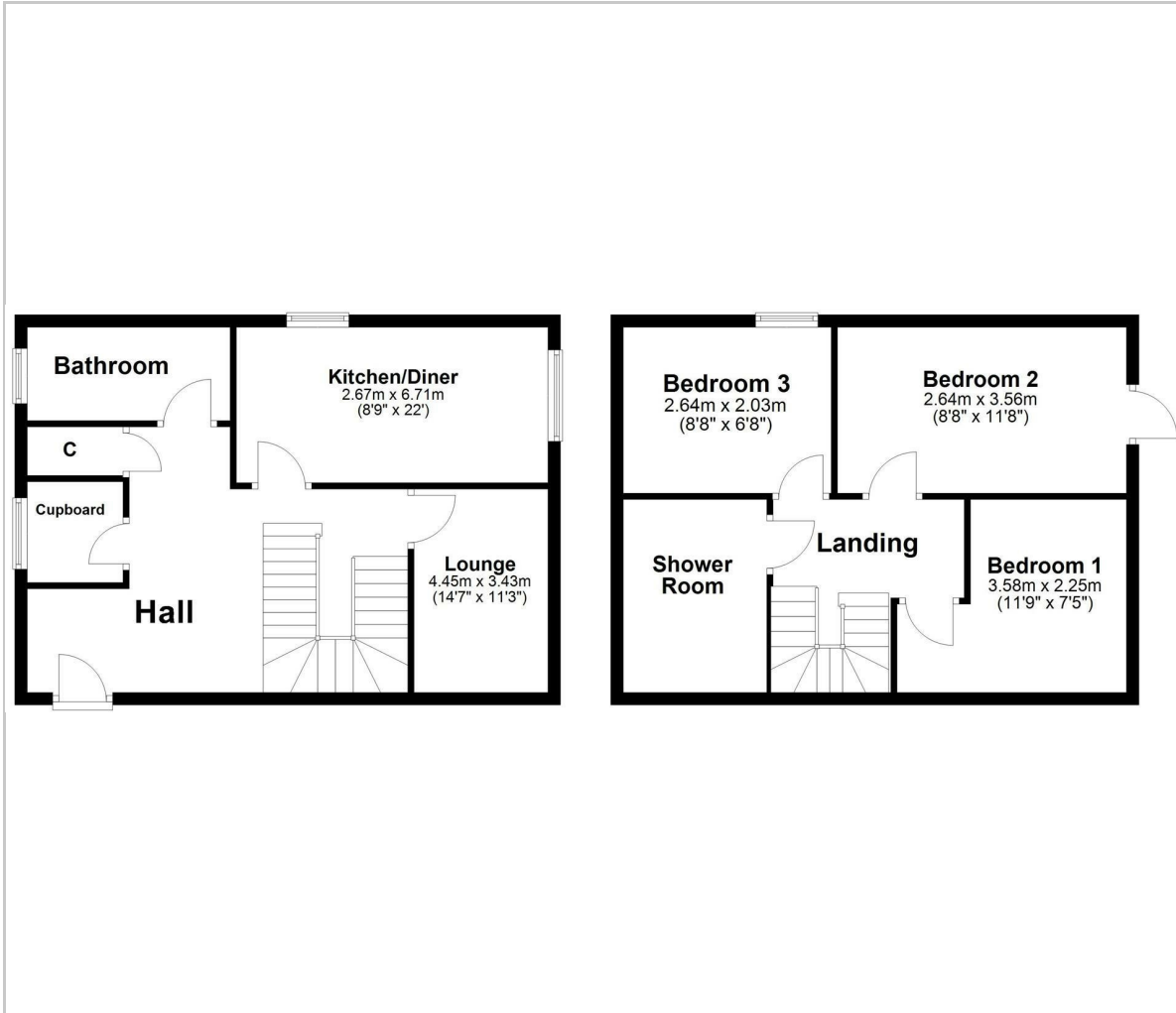
There are 83 years remaining on the lease

The ground rent is £10 per year

The Maintenance charges are £2572.80 per anum



## Floor Plan



## Viewing

Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

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**Aston & Co Estate Agents 67 Long Street, Wigston, Leicestershire, LE18 2AJ**

**Tel: 0116 2883872 Email: [info@astonandco.co.uk](mailto:info@astonandco.co.uk) <https://astonandco.co.uk/>**

## Area Map



## Energy Efficiency Graph

