



**Guide Price £230,000-£240,000**

**Knighton Park Road, Stoneygate, Leicester, LE2 1ZA**

- First Floor Apartment
- Walking Distance To Queens Road
- Two Double Bedrooms
- Off Road Parking Space
- EPC B / Council Tax E / Leasehold
- Stoneygate Location
- Lounge / Kitchen
- En-Suite & Bathroom
- Electric Heating & Double Glazing
- No Upward Chain



We are pleased to offer a TWO BEDROOM / TWO BATH APARTMENT situated in THE LAURELS development on Knighton Park Road.

OFFERED FOR A GUIDE PRICE OF £230,000 - £240,000.

The apartment is situated on the first floor with access via a lift or stairs and would make a fantastic home or buy to let investment.

The apartment internally comprises entrance hall, lounge / kitchen with integrated appliances, two double bedrooms, bathroom, en-suite shower, communal gardens & secure residential parking.

This stunning light and airy property is located in the highly desirable Knighton Park Road in the renowned city suburb of Stoneygate and enjoys leafy views of Victoria Park whilst being well served for Leicester University, Leicester Royal Infirmary, Railway Station and fashionable Queens Road shopping parade

VIEWING IS HIGHLY RECOMMENDED - CALL BARKERS on 0116 2709394 NOW

#### COMMUNAL ENTRANCE

Access via a secure front door. Lift & stairs leading to first floor:



#### ENTRANCE HALL

Good sized entrance hall with laminate flooring, intercom access phone, wall mounted electric heater, two storage cupboards (one housing water heating system)



#### LOUNGE

**29'1" x 12'3" (measurement for lounge / kitchen area) 8.89 x 3.75 (measurement for lounge / kitchen area)**

Laminate flooring, electric wall heaters, three double glazed windows to front elevation with views of Victoria Park:



#### OTHER ASPECT



#### KITCHEN

Gloss units with wooden effect worktops and tiled splash backs, integrated fridge/freezer, washer dryer and dishwasher. Electric double oven, four ring hob and extractor chimney. Spotlights and laminate flooring, double glazed window to side elevation:



#### OTHER ASPECT



#### BEDROOM ONE

**14'4" x 25'4" (4.38 x 7.74 )**

Electric wall heater, three double glazed windows to rear elevation:



#### ENSUITE SHOWER

**6'1" x 7'0" (1.86 x 2.15 )**

Single shower cubicle with mixer shower and tiled splash backs, laminate flooring, chrome towel rail, pedestal sink and w.c. Double glazed window to rear elevation



### BEDROOM TWO

13'7" x 12'8" (4.16 x 3.87 )

Fitted wardrobes, electric wall heater & three double glazed window overlooking rear elevation:



### OUTSIDE

The property has well maintained grounds with an off road parking space situated behind double electric gates:

### 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



### BATHROOM

7'4" x 5'10" (2.26 x 1.79 )

Bath with mixer shower, part tiled splash backs and laminate flooring. Pedestal sink and w/c. Electric fan heater:

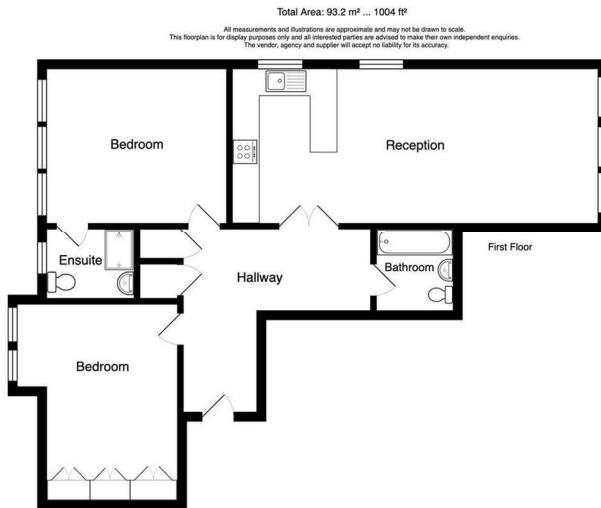
### LEASEHOLD DETAILS

Management Company - First Port

Length Of Lease - 125 years from 1/1/2003 (103 years remaining)

Service Charges - £3495.34 per annum

Ground Rent - £100 per annum



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



# Est.1985 **Barkers**

**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

