



Guide Price £150,000 to £160,000

Carlton Court, London Road, Stoneygate, Leicester, LE2 2PN

- Newly Refurbished First Floor Flat
- Spacious Lounge / Diner
- Two Double Bedrooms
- DG, GCH, C/Tax B, EPC C & Leasehold
- Ideal First Time Buy or Investment
- Entrance Hallway
- Fitted Kitchen
- Bathroom Suite & Shower
- Gardens, Parking & Garage
- Chain Free & Highly Recommended



GUIDE PRICE: £150,000 to £160,000

A DELIGHTFULLY PRESENTED & NEWLY REFURBISHED TWO BED FIRST FLOOR FLAT WITH LONG LEASE superbly situated within the Carlton Court development, in the sought after city suburb of Stoneygate, bordering Clarendon Park and being well served for Leicester Railway Station, Victoria Park, the City Hospitals, City Centre and Queens Road shopping parade with its array of specialist bars, bistros & boutiques. This spacious, light and airy living accommodation has been newly decorated throughout, is ready to move straight into and would provide a comfortable home or Investment Opportunity that briefly comprises, entrance hall, spacious lounge / diner, fitted kitchen, two double bedrooms & bathroom with shower, well-kept communal grounds, resident parking & garage in block. EARLY VIEWING HIGHLY RECOMMENDED. NO UPWARD CHAIN

COMMUNAL ENTRANCE

Ground floor communal entrance for flats 1-9 only:

FIRST FLOOR

Stairs to first floor:



ENTRANCE HALLWAY

Comprising grey wood style flooring, deep set storage cupboard, radiator and double glazed window to rear elevation:



LOUNGE / DINER

14'09 x 13 (4.50m x 3.96m)

Featuring grey wood style flooring, radiator and double glazed window to front elevation:



FITTED KITCHEN

11'03 x 7'06 (3.43m x 2.29m)

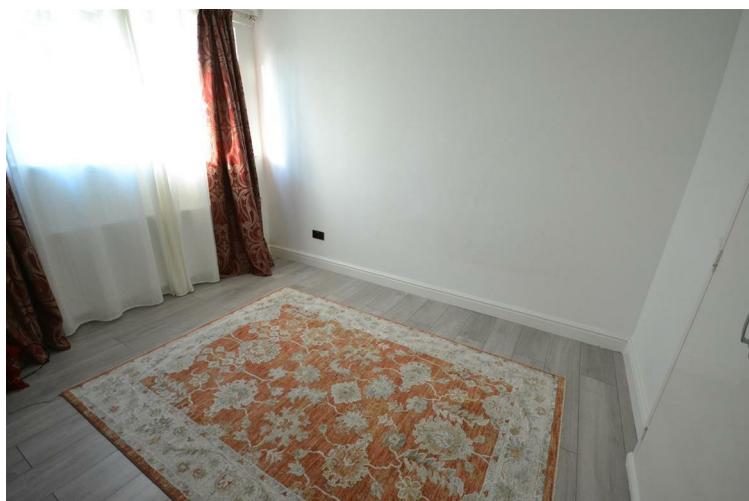
Fitted with a matching range of white base, wall & drawer units, with wood style work surfaces over inset with sink unit & drainer and decorative tiled splashbacks. Having free standing gas oven, space provided for fridge / freezer, plumbing for dishwasher, wall mounted 'Worcester' boiler, grey tiled flooring & double glazed window to rear elevation:



BEDROOM ONE

14'09 x 9'06 (4.50m x 2.90m)

Featuring grey wood style flooring, radiator and double glazed window to rear elevation:



BEDROOM TWO

12'08 x 9'06 (3.86m x 2.90m)

Featuring grey wood style flooring, radiator and double glazed window to front elevation:



BATHROOM SUITE

12'07 x 5'05 (3.84m x 1.65m)

Fitted with a modern three piece suite comprising, panelled bath with shower over, pedestal sink & low level wc, decorative marble style tiled surround, ceramic flooring, housing for washing machine, tumble dryer, grey tiled flooring, chrome heated towel rail & double glazed opaque window to front elevation:



OUTSIDE

Having attractive well maintained communal grounds, residents parking and access to garaging:



GARAGE IN BLOCK

Single garage in block:

LEASE DETAILS

Management Company: HML

Length of Lease: 151 years remaining 145

Service Charges & Reserve Fund: £270.48 quarterly in advance

Ground Rent: £0 TBC

Building Insurance: £120.00 PA TBC

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 a property.

MORTGAGES

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

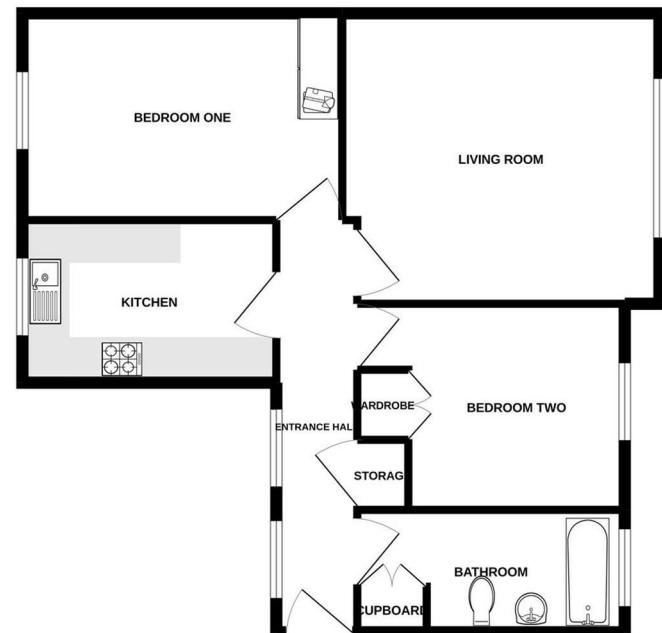
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

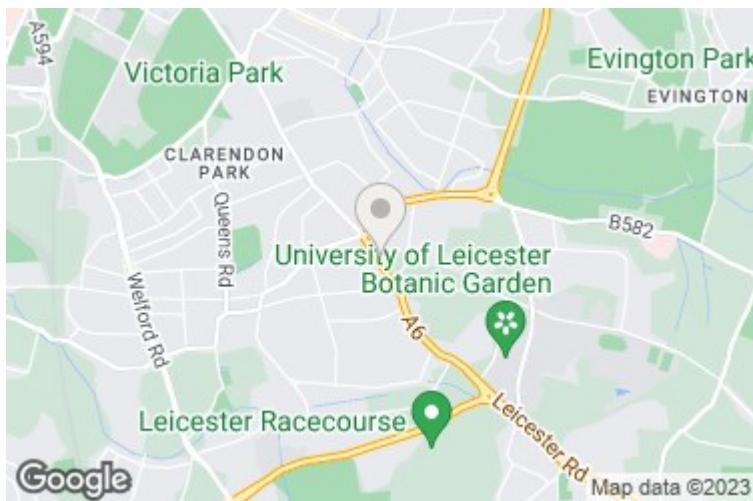
Monday to Friday 9am - 5.30pm

Saturday 9am - 4pm



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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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

