



Guide Price £130,000 to £140,000

Cross Road, Clarendon Park, Leicester, LE2 3AA

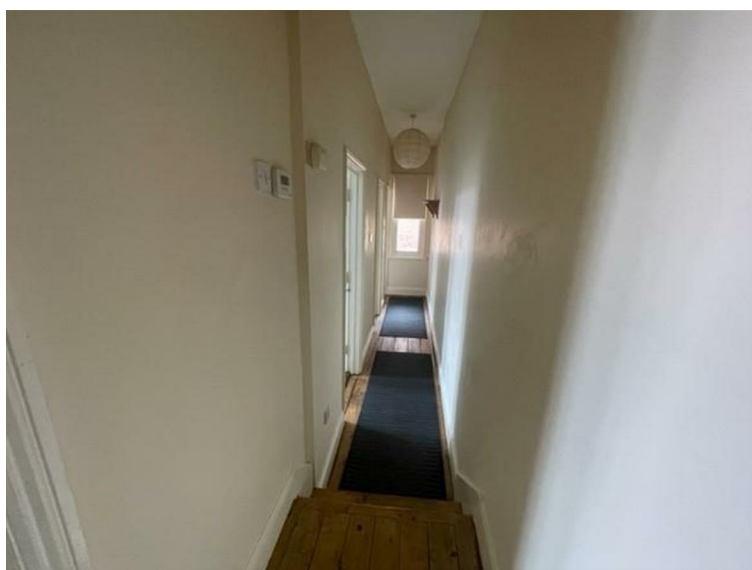
- Clarendon Park
- First Time Buy / Investment Opportunity
- Lounge / Diner
- One Bedroom
- Leasehold / EPC C / Council Tax A
- First Floor Flat
- Entrance Hall
- Kitchen
- Bathroom Suite
- No Upward Chain



GUIDE PRICE: £130,000 to £140,000 | A WELL PRESENTED FIRST FLOOR ONE BEDROOM situated in the sought after city suburb of Clarendon Park being well served for Leicester University, the City Centre, Leicester Railway Station & within walking distance to the Queens Road shopping parade The accommodation would provide an IDEAL FIRST TIME BUY or INVESTMENT OPPORTUNITY and the property briefly comprises entrance, spacious living / dining room, fitted kitchen, one double bedroom and bathroom suite with shower. GCH, EPC C & Leasehold. VIEWINGS HIGHLY RECOMMENDED. OFFERED WITH NO UPWARD CHAIN

COMMUNAL ACCESS

With access via stairs to first floor:



ENTRANCE HALL

Stripped wooden flooring, fuse board, entry phone access, single glazed window to side aspect:



LOUNGE

10'4" x 12'11" (3.17 x 3.95)

Stripped wooden flooring, radiator, single glazed to front elevation:



ASPECT TWO



KITCHEN
10'5" x 6'2" (3.20 x 1.90)

Fitted white kitchen with grey marble effect worktops over, tiled white splash backs, sink / drainer, gas cooker, undercounter fridge and washing machine. Radiator and single glazed window to front elevation:



BEDROOM
10'0" x 7'11" (3.05 x 2.43)

Radiator and single glazed window to side aspect:

LEASE DETAILS

Lease Details - 125 years from 1st August 1988 (91 years remaining)

Service Charge - £36.43 per month including Building Insurance
Ground Rent - £0 p/a

Management Company - PA Housing

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

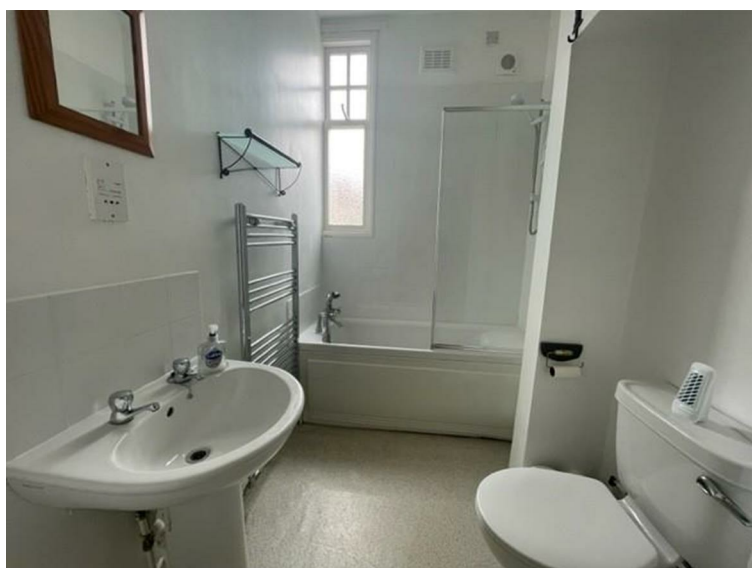
GENERAL REMARKS

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.



BATHROOM
10'6" x 5'5" (3.22 x 1.66)

Bathroom suite with tiled splashbacks, bath with mixer tap and electric shower, w/c and pedestal sink, chrome towel rail. Fitted airing cupboard housing 'Ideal' gas boiler. Single glazed window to front elevation:

MORTGAGES

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

VIEWING TIMES

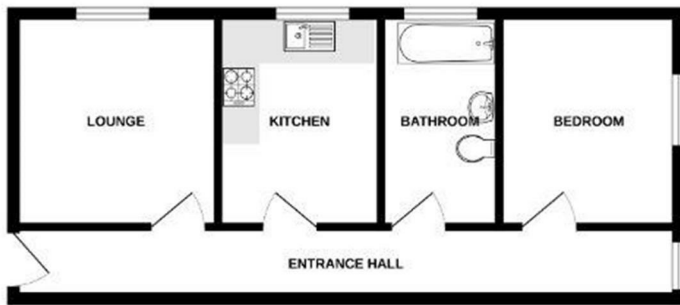
Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday, Tuesday, Thursday and Friday 8.30am -5.30pm

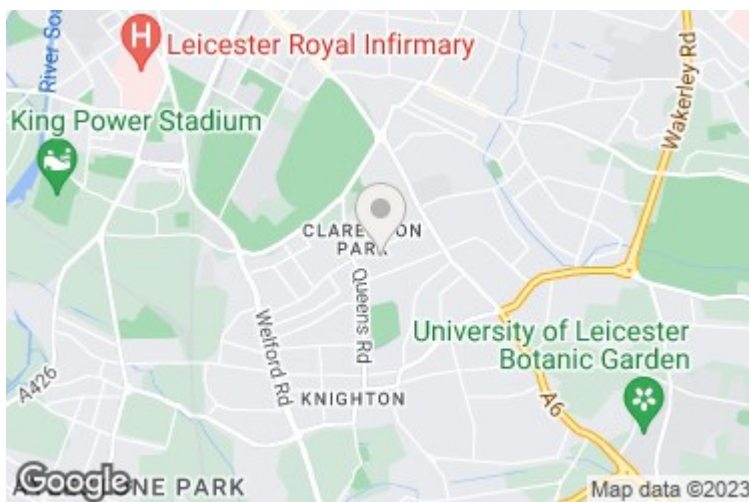
Wednesday – 8.30am – 7pm

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 | |



Barkers

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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

