



Guide Price £300,000

Stoneygate Court, Stoneygate, Leicester, LE2 2AJ

- Three / Four Bed Top Floor Apartment
- Fitted Kitchen / Diner
- Three / Four Bedrooms
- Two Bathrooms
- Three Single Garages
- Set in Spectacular Grounds
- Separate Utility Room
- Three Reception Rooms
- DG, GCH, EPC E, C/Tax E & Leasehold
- Highly Recommended | No Upward Chain



AN OPEN PLAN TOP FLOOR SPACIOUS THREE / FOUR BED APARTMENT ~ FORMALLY 2 x 2 BED FLATS & 3 GARAGES

GUIDE PRICE £300,000 to £325,000

Situated in this sought after 1930's block in the leafy city suburb of Stoneygate, being well served for Leicester University, the City Centre & the fashionable Queens Road shopping parade, with its array of specialist bars, bistros & boutiques.

The accommodation offers elevated views of the city and comprises of TWO FORMER APARTMENTS having been CONVERTED INTO ONE SPACIOUS TOP FLOOR property to provide a very comfortable home that briefly comprises, entrance hallway, an elegant and spacious drawing room with open aspect to dining room, fitted breakfast kitchen, utility room, sitting room, three double bedrooms (one used as a second dining room) two bathroom suites, communal gardens, and includes THREE GARAGES in the block, residential parking & extended Lease.

EARLY VIEWING RECOMMENDED | NO UPWARD CHAIN - CALL BARKERS 0116 2709394



STUDY ROOM
15'8 x 11'8 (4.78m x 3.56m)

Comprising a range of fitted bookcasing and desk, built-in storage cupboard, intercom system, radiator, window to rear elevation, double doors through to Sitting Room:



COMMUNAL ENTRANCE

With stairs and lift to all floors:

TOP FLOOR

ENTRANCE

Access via door 45 and leading to:



INNER HALLWAY

Radiators and leading to



DINING ROOM
17'1 x 14'7 (5.21m x 4.45m)

Radiator, dual aspect double glazed windows and double doors to Drawing Room:



BATHROOM
11'4 x 9'5 (3.45m x 2.87m)

Comprising, panelled bath, sink fitted to vanity unit, wc and walk-in shower cubicle, column radiator and double glazed windows:



DRAWING ROOM
20'2 x 18'9 (6.15m x 5.72m)

Radiators, triple aspect double glazed windows and double doors through to Dining Room:



UTILITY ROOM
17'8 x 11'9 (5.38m x 3.58m)

Fitted with a range of base, wall and drawer units, sink unit, plumbing and power for appliances, built-in store cupboard, radiator and double glazed windows:



SITTING ROOM

13 x 12'8 (3.96m x 3.86m)

Radiator, double glazed window and double doors through to inner hallway and Bedroom (currently used as a Dining Room):



FITTED KITCHEN DINER

19'5 x 15'3 (5.92m x 4.65m)

Fitted with a matching range of white base, wall, display, larder and drawer units, stainless steel sink and drainer, grey work surfaces and breakfast bar, gas hob with integrated single electric oven, plumbing for dishwasher, space for fridge/freezer, radiator, tiled flooring and double glazed windows.

LANDING

Entrance door for Apartment 44 and comprising, storage cupboard, illuminated alcove and radiators



BEDROOM / DINING ROOM

19'5 x 13'1 (5.92m x 3.99m)

Radiator and double glazed windows:



BEDROOM ONE

17'5 x 13'9 (5.31m x 4.19m)

Built-in wardrobes and dresser, radiator and dual aspect double glazed windows:



BEDROOM TWO
13'5 x 13'1 (4.09m x 3.99m)

Built-in wardrobes and dresser, radiator and dual aspect double glazed windows:



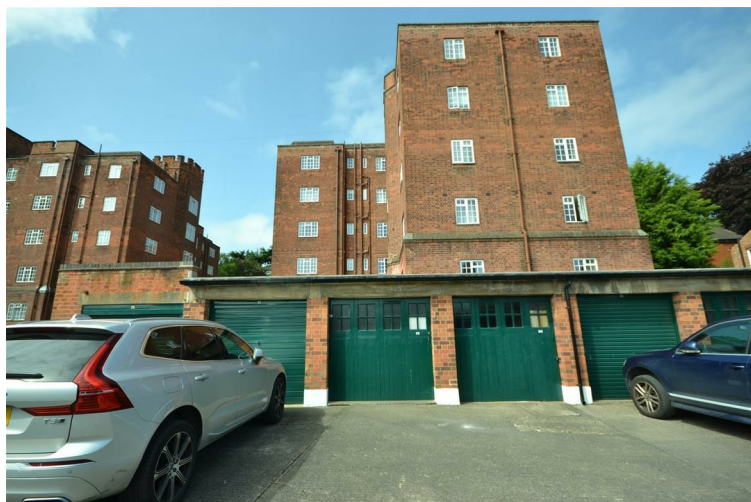
OUTSIDE

The property is set in delightful landscaped communal grounds with residents parking provided:



BATHROOM
9'7 x 7'8 (2.92m x 2.34m)

Comprising, panelled bath with shower over, sink fitted to vanity unit, wc, radiator and double glazed windows:



GARAGES

Nos 10,16 & 45 - Rental Potential £75 per month per garage

LEASE DETAILS

Managing Agents: Butlins
Length of Lease: 999 Years from 1 January 2007
Years remaining: 982
Service Charges:
Flat 45 £1774.73 per 6 months
Flat 44 £2141.92 per 6 months
Reserve Fund £350.00 per 6 months, per flat

includes Gas CH, HW, Use of Porter
Ground Rent: £50 PA (TBC)

FIXTURES & FITTINGS

The vendors are leaving curtains, carpets & study built-in furniture:

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

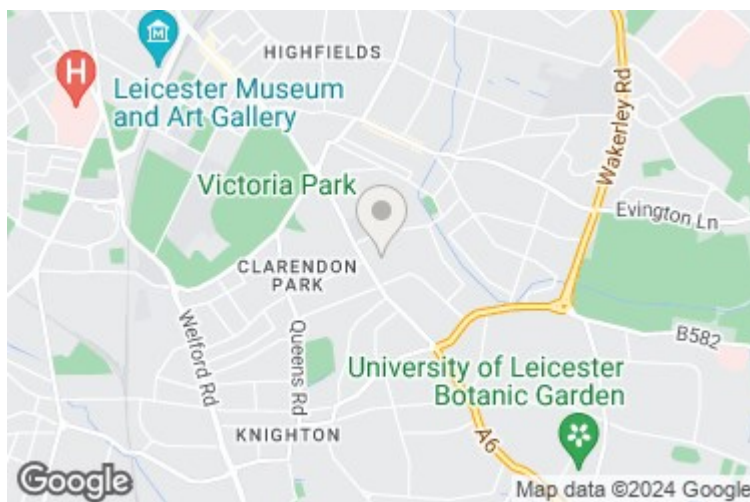
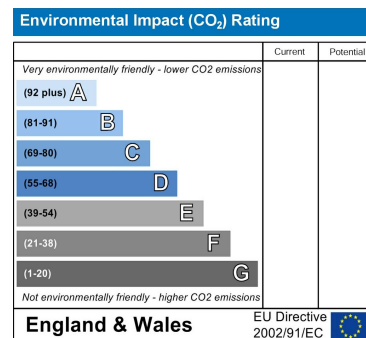
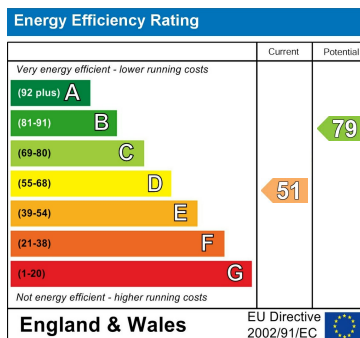
Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors 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 - 5.30pm
 Saturday 9am - 4pm



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

