



## Guide Price £230,000 - £240,000

### The Laurels, Leicester, LE2 1ZA

- Stylish Two Bedroom Apartment
- Lounge
- En-suite and Bathroom
- Leasehold
- EPC Rating B Council Tax Band D
- First Floor
- Open Plan Kitchen
- Lift
- Allocated Parking
- Stonegate



GUIDE PRICE £230,000- £240,000

A well presented TWO DOUBLE BEDROOM apartment located in STONEYGATE.

The apartment is located on the first floor which is serviced by a lift and with secure communal entrance.

Comprising a spacious entrance hall, lounge, open plan kitchen with integrated appliances, two double bedrooms, with an ENSUITE SHOWER ROOM to the main bedroom, and a bathroom.

With views from the bedrooms and the lounge overlooking VICTORIA PARK and a SECURE PRIVATE PARKING SPACE.

The Laurels is a sought after modern block close to the popular Queens Road shopping parade, London Road and being well served for Leicester University, Leicester Royal Infirmary and The Leicester Railway Station.

VIEWING IS HIGHLY RECOMMENDED - CALL BARKERS on 0116 2709394 NOW

#### COMMUNAL ENTRANCE

Accessed via a secure front door, lift and stairs leading to first floor:

#### HALLWAY

**15'5" x 7'1" (4.72 x 2.17)**

Front door, entry phone, two built in cupboards, electric wall heater.



#### LOUNGE

**19'2" x 12'0" (5.86 x 3.67)**

Double glazed windows to side aspect, two electric wall heaters.



#### OTHER ASPECT



#### OPEN PLAN INTEGRATED KITCHEN

**9'5" x 8'3" (2.88 x 2.53)**

Fitted units with worktops and tiled splash backs, sink with drainer, electric double oven, four ring hob with extractor, integrated fridge freezer, dishwasher and washer/dryer, spot lights.



### **BEDROOM ONE**

**18'11" max reducing to 15'5" x 10'9" (5.78 max reducing to 4.72 x 3.30)**

Double glazed windows to side aspect, fitted wardrobes, electric wall heater.

### **BEDROOM TWO**

**15'2" x 10'9" (4.63 x 3.28)**

Double glazed windows to side aspect, built in wardrobe, electric wall heater.



### **EN-SUITE SHOWER ROOM**

**6'4" x 4'11" (1.95 x 1.50)**

Comprising walk-in shower cubicle, pedestal wash hand basin, low level W/C., wall mounted electric heater spot lights, part tiled walls, tiled flooring:



### **BATHROOM**

**6'5" x 6'4" (1.96 x 1.95)**

Bath with mains shower over, pedestal wash hand basin, low level W/C, part tiled walls and heated towel rail.



### LEASEHOLD DETAILS

Management Company - First Port  
Length Of Lease - 125 years from 1/1/2003 (102 years remaining)  
Service Charges - £1,616.71 Half Yearly.  
Ground Rent - £100 per annum

### 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:

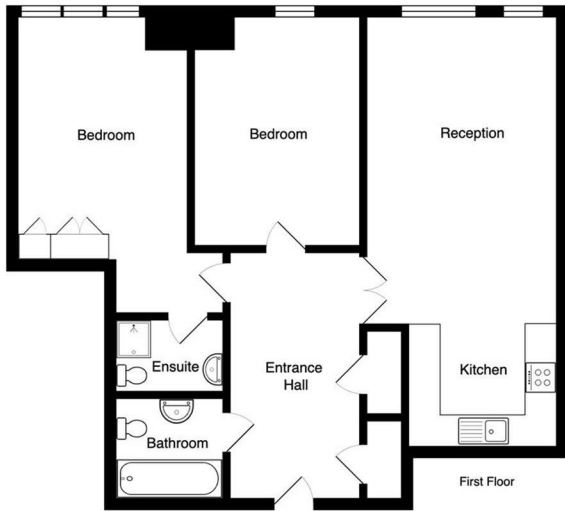
Monday to Friday 9am -5pm

Saturday 9am - 4pm



### 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

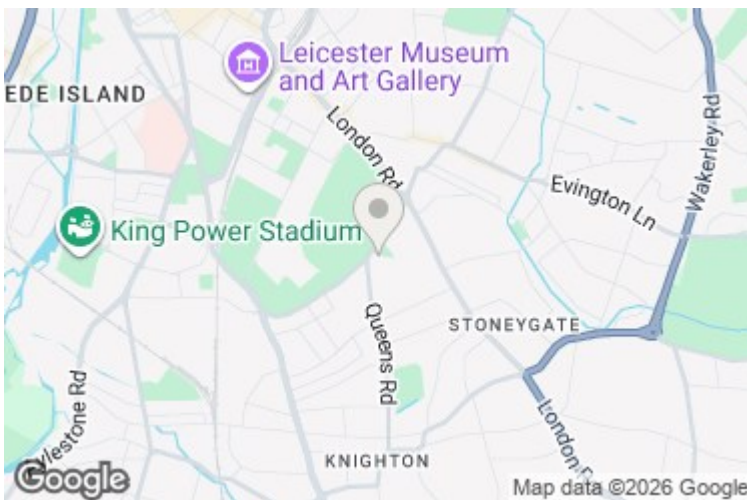


Total Area: 87.2 m² ... 939 ft²

All measurements and illustrations are approximate and may not be drawn to scale. This floorplan is for display purposes only and all interested parties are advised to make their own independent enquiries. The vendor, agency and supplier will accept no liability for its accuracy.

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			
		82	87
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	



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**THINKING OF SELLING?**

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- 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

