



## Asking Price £175,000

Okehampton Avenue, Leicester, LE5 5NS

- Built Maisonette
- Ground Floor
- Kitchen
- Awaiting EPC Council Tax Band A
- Garage
- Two Bedrooms
- Lounge
- Bathroom
- Private Courtyard Garden
- Long Leasehold



A beautifully presented GROUND FLOOR maisonette in EVINGTON.

This TWO BEDROOM apartment benefits from its own GARDEN and GARAGE.

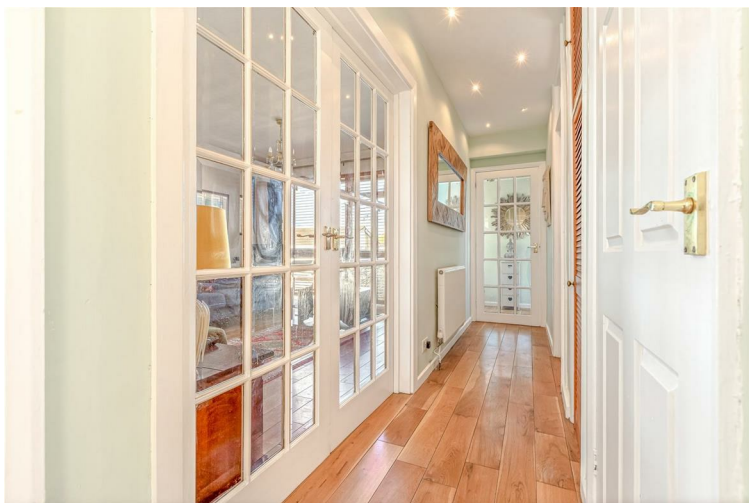
Comprising a porch, entrance hall, lounge, two bedrooms, kitchen and bathroom.

Direct access to the garden from the bedroom this spacious flat also has a LONG LEASE, close to the General hospital and transport links into the City Centre.



**PORCH**  
**5'11" x 4'3" (1.81 x 1.30)**

Double glazed front door to side aspect, double glazed window to side aspect, oak flooring, door leading into,



**ENTRANCE HALL**

Two built in cupboards, oak flooring, spot lights, radiator, double glass doors leading into,



**LOUNGE**  
**12'10" x 10'11" (3.92 x 3.34)**

Wall mounted electric fireplace, radiator, oak flooring, floor to ceiling double glazed window to front aspect.



**OTHER ASPECT**



**KITCHEN**  
**9'6" x 7'9" (2.90 x 2.38)**

Fitted units with worktops and tiled splashbacks, sink with drainer, plumbing for washing machine, space for fridge freezer, gas cooker with extractor, 'Worcester' boiler, tiled floor, double glazed window to front aspect.



**BEDROOM TWO**  
**8'4" x 8'0" (2.55 x 2.44)**

Fitted wardrobes with dressing table, fitted shelves, oak flooring, radiator, double glazed window to rear aspect.



**BEDROOM ONE**  
**11'8" x 10'9" (3.58 x 3.29)**

Fitted wardrobes with built in chest of drawers, radiator, oak flooring, two double glazed windows and pair of double glazed doors to rear aspect, leading out into the courtyard garden.



**BATHROOM**  
**6'3" x 6'1" (1.93 x 1.86)**

Bath with electric shower, low level W/C, vanity unit, heated towel rail, tiled walls and floor, frosted double glazed window to side aspect.



**OUTSIDE**

Paved courtyard garden, gate to side aspect, door leading into garage.

**LEASEHOLD**

999 years from 1 December 1972 945 Years remaining

Ground Rent £15 Per Year.



**GARAGE**

**16'11" x 7'10" (5.18 x 2.39)**

Located to the rear of the apartment. Up and over door.



**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.

**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

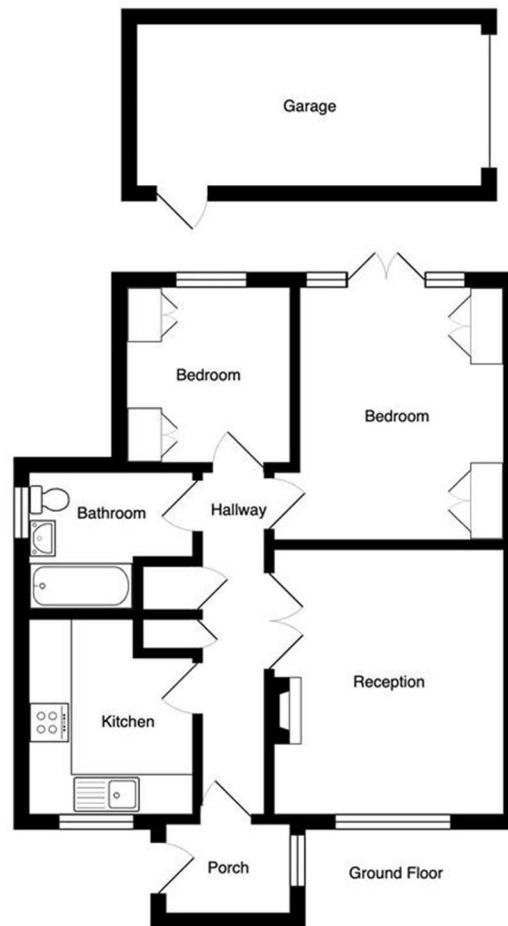
**AML DISCLAIMER**

In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.

These checks are carried out on our behalf of Moverly, our approved AML provider.

A £50 fee (incl. vat) covers required data and any manual checks.

This must be paid before we can issue a memorandum of sale. The fee is non-refundable and paid directly to Moverly. We receive a portion of this fee for facilitating the checks



Total Area: 55.2 m<sup>2</sup> ... 594 ft<sup>2</sup> (excluding garage)

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. Floor plan: Apperley Bennett Photography

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			
		62	76
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



# Barkers

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**THINKING OF SELLING?**

**WE OFFER THE FOLLOWING:**



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- Accompanied viewing service
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- 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

