



## Asking Price £230,000

Dukes Drive, Leicester, LE2 1TP

- Sought After Development
- Guest Cloackroom
- Lounge/Diner
- Second Floor
- EPC Rating C Council Tax Band C
- Two Double Bedrooms
- Kitchen
- Utily Room
- Lift and Garage
- Leasehold / No Upper Chain



A great opportunity to purchase an apartment in the very sort after DUKES DRIVE development.

The apartment is located on THE TOP FLOOR and boasts TWO DOUBLE BEDROOMS.

There is a spacious entrance hall, lounge with open plan dining area, kitchen, utility room, guest cloakroom, two bedrooms and a bathroom.

The flat benefits from its own GARAGE, an EXTENDED LEASE, and PRIVATE BALCONY.

There are well maintained COMMUNAL GARDENS for residents use.

Located close to QUEENS ROAD, with its selection of cafes, boutique shops and restaurants, and Leicester City Centre and Train Station.

#### COMMUNAL ENTRANCE

Entry phone, communal entrance with staircase rising to all floors and lift serving all floors.



#### ENTRANCE HALL

**24'5" x 3'4" (7.45 x 1.02)**

Front door, meter cupboard, entry phone, access to loft, built in cupboard, radiator.



#### L SHAPED LOUNGE / DINER

**17'11" max reducing to 9'4" x 24'1" max reducing to (5.47 max reducing to 2.87 x 7.36 max reducing to 3)**

Electric fireplace, coving, double glazed sliding doors to rear aspect leading onto balcony, serving hatch to kitchen, two radiators, double glazed window to front aspect and three double glazed windows to side elevation.



#### OTHER ASPECT



**OTHER ASPECT**



**BEDROOM ONE**

**12'7" max x 11'5" (3.85 max x 3.49)**

Fitted wardrobe, fitted chest of drawers, radiator, double glazed window to rear aspect.



**KITCHEN**

**8'6" x 8'4" (2.60 x 2.56)**

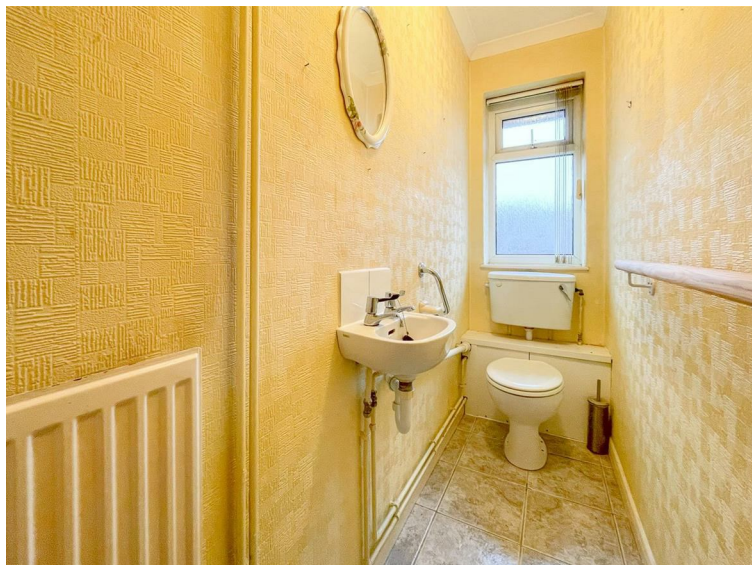
Fitted units with worktops, integrated 'Neff' double oven, 'Neff' electric hob, extractor, sink with drainer, plumbing for washing machine, serving hatch into lounge-diner, tiled floor, space for fridge/freezer, double glazed window to front aspect.



**BEDROOM TWO**

**11'5" x 11'0" (3.48 x 3.37)**

Fitted wardrobe, fitted cupboard unit, radiator, double glazed window to rear aspect.



**GUEST CLOAKROOM**

**8'6" x 2'8" (2.61 x 0.82)**

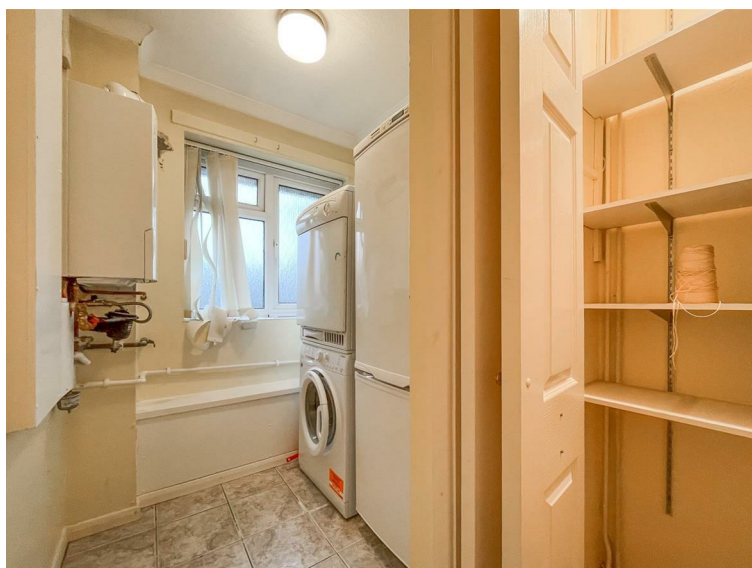
Low level W/C, wash hand basin, radiator, tiled floor, frosted double glazed window to front aspect.



**BATHROOM**

**8'6" x 8'4" (2.61 x 2.55)**

Bath, wash hand basin, shower cubicle with mains shower, low level W/C, radiator, part tiled walls, frosted double glazed window to front aspect.



**UTILITY ROOM**

**8'7" x 5'8" (2.62 x 1.74)**

'Worcester' boiler, built in cupboard, tiled floor, plumbing for washing machine, frosted double glazed window to front aspect.



**BALCONY**

**11'3" x 2'9" (3.45 x 0.85)**

Tiled floor, rear facing aspect.



### **GARAGE**

**16'0" x 7'10" (4.88 x 2.39)**

Located in a garage block to the front of the building.

Electric up and over door.

### **LEASEHOLD**

150 Years from 25th March 2011.

Managing Agents Butlins

Service Charge Paid Quarterly £452.15

Ground Rent Paid Yearly £200

Building Insurance Paid Quarterly £101.69

### **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**

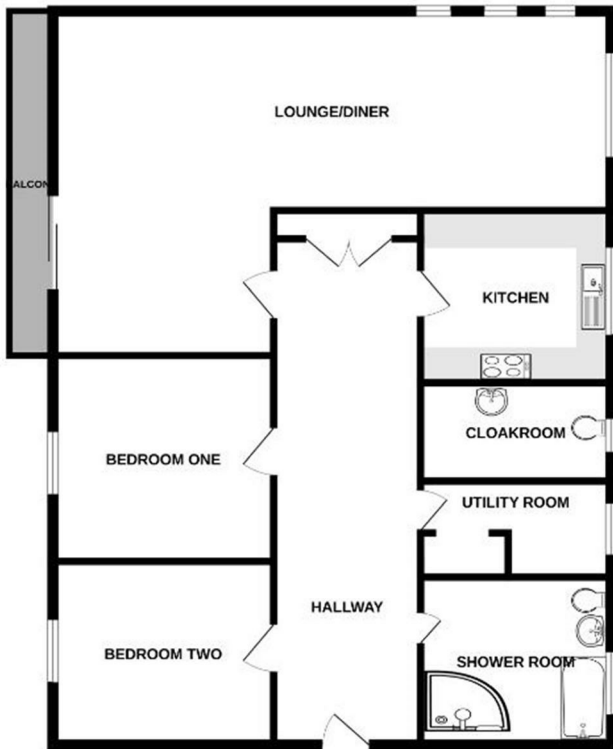
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.

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.

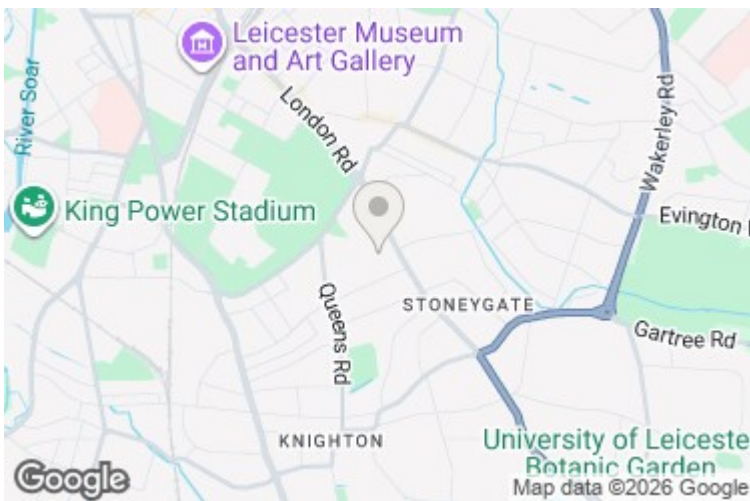
This must be paid before we can issue a memorandum of sale.

The fee is non-refundable and paid directly to Moverly. We receive a portion of this fee for facilitating the checks



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			
		76	77
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	



# 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

