



## Offers Around £190,000

**Knighton Park Road, Stoneygate, Leicester, LE2 1ZB**

- Third Floor Apartment
- Lounge / Diner
- Modern Fitted Kitchen
- Parking & Garage
- Council Tax B / EPC C
- Stoneygate Location
- Two Double Bedrooms
- Bathroom Suite
- Ground Floor Storage Cupboard
- No Upward Chain





A BEAUTIFULLY PRESENTED THIRD FLOOR APARTMENT and situated in the desirable city suburb of Stoneygate within the sought after Knighton Court development, being well served for Leicester University, St Marys Triangle, Leicester Train Station, the City Centre & the fashionable Queens Road shopping parade with its array of specialist bars, bistros & boutiques. This spacious living accommodation would provide a comfortable home or city pad & briefly comprises, entrance hallway, generous lounge / diner, modern fitted kitchen with oven & hob, two double bedrooms and bathroom suite with shower. The property benefits from DG, GCH, beautiful landscaped gardens, residential parking & garage. Early Viewing Is Highly Recommended. NO UPWARD CHAIN

#### COMMUNAL ENTRANCE

Secure key coded entry system to communal entrance, with the option of lift or stairs to the third floor:

#### THIRD FLOOR



#### ENTRANCE HALL

Featuring an L-shaped entrance hallway, with intercom system, wooden flooring, radiator & two built-in storage cupboards, one housing consumer unit:



#### LOUNGE / DINER

**18'3" x 11'4" (5.56 x 3.45)**

Radiator, double glazed picture windows to front elevation & access to shared balcony:



#### FITTED KITCHEN

**8'6" x 8'4" (2.59 x 2.54)**

Fitted with a matching range of gloss white base, drawer & wall units, with wooden effect work surfaces over and incorporating a stainless steel sink unit & drainer. Including an integrated electric oven with four ring gas hob over & extractor chimney, integrated fridge/freezer and dishwasher, space provided with washing machine & double glazed window to front elevation.



### FITTED KITCHEN

Aspect two:



### BEDROOM TWO

11'3" x 10'7" (3.43 x 3.23)

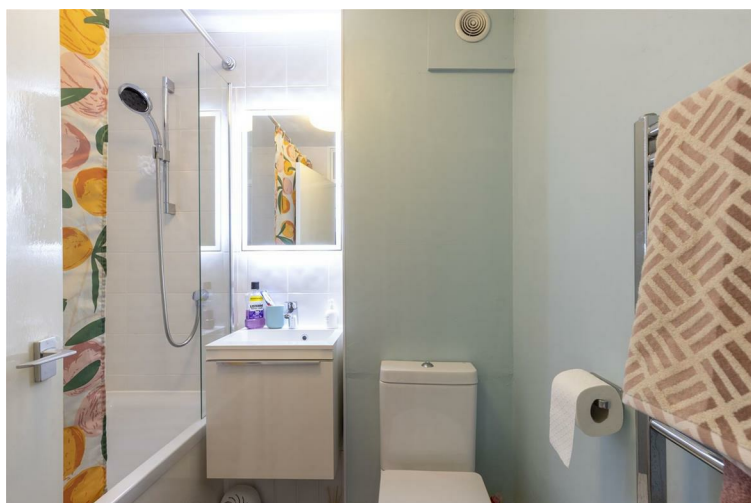
Laminate flooring, radiator and double glazed window to rear elevation:



### BEDROOM ONE

10'9" x 9'4" (3.28 x 2.84)

Comprising a matching suite of mirrored wardrobes with sliding doors, laminate flooring, radiator and double glazed window to rear elevation:



### BATHROOM SUITE

6'3" x 5'4" (1.91 x 1.63)

Fitted with a stylish three piece suite comprising bath with Mira digital shower & bathfill system, hand basin with below storage & W/C, tiled splash backs, chrome heated towel rail & extractor fan:





### **GARAGE**

Garage number 24:



### **OUTSIDE**

The property is situated within delightful landscaped grounds, having in & out driveway providing off road residents parking & additional guest parking to rear:

### **SECURE OUTSIDE STOREROOM**

**6'7" x 2'9" (2.01 x 0.84)**

Each apartment benefits from an individual secure storage unit accessed externally at ground level providing meter cupboard access and additional storage:

### **LEASE DETAILS**

Management Company: Butlins

Lease Length: 993 years remaining

Service Charges: £1387 per annum (Includes building insurance and sinking fund)

Ground Rent: £0.00

**NO SUB LETTING ALLOWED**

### **VIEWING TIMES**

### **GENERAL REMARKS**

We are unable to confirm whether certain items in the property are in fully working order (i.e. 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.

### **FREE VALUATION**

We would be happy to provide you with a free market appraisal/valuation of your own property, should you wish to sell. Please speak to one of our staff to arrange a mutually convenient appointment.

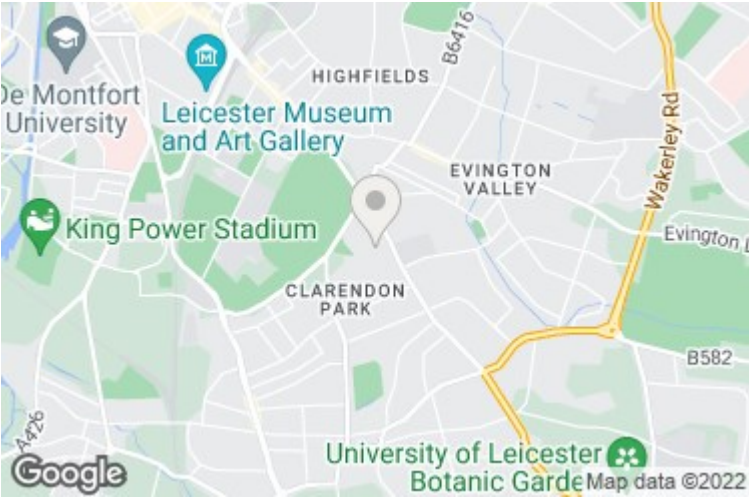
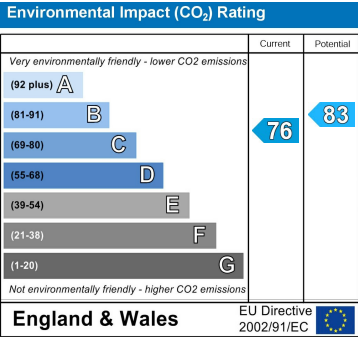
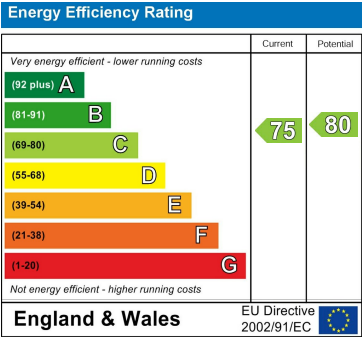
### **MONEY LAUNDERING**

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.





# 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

