



Asking Price £124,950

Court View, New Walk, Leicester, Leicester, LE1 6TF

- Beautiful One Bed Apartment
- Open Plan Lounge / Diner
- Double Bedroom
- Leasehold, DG, GCH & EPC C
- Highly Recommended
- Lift to Second Floor
- Integrated Fitted Kitchen
- Boutique Style Bathroom
- New Walk Location
- No Upward Chain



A BEAUTIFULLY APPOINTED SECOND FLOOR ONE BED APARTMENT SITUATED IN THE DESIRABLE 'COURT VIEW' DEVELOPMENT facing the New Walk Museum and Museum Square gardens, which is situated on the highly desirable New Walk Conservation Area. The Apartment is ideal for people who are looking for City Centre living or would like easy access to the city's shops, bars and restaurants. The Apartment is also close to Victoria Park which is only a short walk along a picturesque path, this also leads you to Leicester University and De Montfort Hall. It is also within walking distance to Leicester Royal Infirmary Hospital and Leicester Train Station. This modern & fresh open plan living accommodation briefly comprises entrance hall, open plan living and kitchen area, double bedroom and bathroom with shower and secure entry & Lift. Having DG, GCH & EPC C | EARLY VIEWING HIGHLY RECOMMENDED | AVAILABLE CHAIN FREE

COMMUNAL ENTRANCE

Well presented with stairs & lifts to all floors:

SECOND FLOOR

ENTRANCE HALL

With intercom system and radiator:



OPEN PLAN LOUNGE / DINER

11'94 x 9'9 (3.35m x 2.97m)

Lounge area with radiator, wall lights, corner shelving and two windows to the rear aspect



OPEN PLAN FITTED KITCHEN

6'7 x 6'4 (2.01m x 1.83m'7.92m x 2.44m)

With a modern range of kitchen base and wall units, oven, hob and extractor, sink unit, concealed Worcester combi boiler, integrated fridge and washing machine:



BEDROOM

14'26 x 8'66

With radiator, wall lighting, wardrobe space and two windows to the rear aspect.



BATHROOM

5'6 x 4'73 (1.68m x 1.22m)

A modern suite comprising low flush wc, wash hand basin, panelled bath with shower over, heated towel rail, part tiled walls and window to the rear.

OUTSIDE

Communal gardens and rear bin store:

LEASE DETAILS

Additional Property Information - Leasehold

250 year lease from 2006.

Ground rent £150 per annum

Service charges £110 per calendar month

Court View Management Company

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

GROUND FLOOR



| 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 | | | |
| England & Wales | | 73 | 78 |
| EU Directive 2002/91/EC | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | | | |
| EU Directive 2002/91/EC | | | |



Barkers

Est.1985

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

