



Asking Price £160,000

Dukes Drive, Leicester, LE2 1TP

- Popular Purpose Built Block
- Cash Buyers Only
- Chain Free
- Kitchen
- Leasehold
- Top floor with Balcony
- EPC Rating C Council Tax Band C
- Three Bedrooms
- Bathroom
- Garage



A wonderful opportunity to purchase an apartment in DUKES DRIVE in STONEYGATE.

Rarely available is this TOP FLOOR, THREE BEDROOM flat with the benefit of a BALCONY and GARAGE.

The apartment requires modernisation and is available for cash buyers only.

VIEWING IS HIGHLY RECOMMENDED - CALL BARKERS 0116 2709394

balcony, serving hatch to kitchen and double glazed window to rear elevation.



ENTRANCE HALL

Front door, radiator, entry phone, two built in cupboards.



KITCHEN

8'6" x 8'3" (2.61 x 2.54)

Enter through a sliding door, fitted units with worktops and tiled splashbacks, sink with drainer, hatch to dining area, gas point and 'Vailant' boiler.



LOUNGE/DINER

24'1" x 15'11" reducing to 9'4" (7.35 x 4.86 reducing to 2.87)

Two radiators, double glazed sliding doors to rear leading onto a



BEDROOM ONE

12'5" x 11'5" (3.79 x 3.48)

Fitted wardrobes, bedside cabinets and vanity, radiator, double glazed window to rear elevation.



BEDROOM TWO
9'11" x 11'5" (3.03 x 3.49)

Radiator, double glazed window to rear aspect.



SHOWER ROOM
8'6" x 5'5" (2.60 x 1.67)

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



BEDROOM THREE
8'6" x 8'4" (2.61 x 2.56)

Fitted wardrobes, radiator, double glazed window to front elevation.



GARAGE
15'5" x 7'9" (4.71 x 2.38)

Located in a block at the front of the building, up and over door, power. water tap on the outside.

LEASE DETAILS

Tenure: Leasehold

Management Company: Butlins

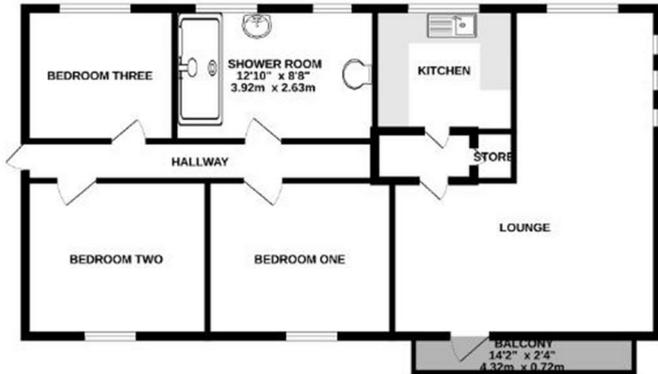
Lease: 99 years from 16th October 1964 (38 years remaining)

Service Charges: £452.15 per quarter

Ground Rent: £20 per annum

FREE VALUATION

GENERAL REMARKS



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			
		78	78
England & Wales		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

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THINKING OF SELLING?

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- 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

