



## Guide Price £125,000

**Malvern Road, Stoneygate, Leicester, LE2 2BH**

- Ground Floor Flat
- Open Plan Lounge / Dining
- One Double Bedroom
- Resident Parking and Garden
- EPC Rating D Council Tax Band A
- Entrance Hallway
- Kitchen
- Bathroom
- Early Viewing Recommended
- Share Of Freehold & Extended lease





## A WELL PRESENTED GROUND FLOOR ONE BEDROOM APARTMENT

This spacious & contemporary styled open plan living accommodation would provide an ideal investment opportunity or comfortable starter home that briefly comprises entrance hallway, lounge / diner, open plan to streamlined fitted kitchen with appliances, one double bedrooms & modern bathroom suite, communal gardens, residents parking, Extended lease

Situated within the sought after suburb of Stoneygate and being well served for Leicester University, railway station, the city centre and the fashionable Allendale Road shopping parade with its array of specialist bars, bistros & boutiques.

EARLY VIEWING IS HIGHLY RECOMMENDED | AVAILABLE WITH NO UPWARD CHAIN

### ENTRANCE HALL

Front door, built in storage cupboard, radiator.



OTHER ASPECT



### LOUNGE

**17'7" x 11'8" (5.36 x 3.57)**

Comprising floor to ceiling double glazed window to front elevation, radiator, coving, wall mounted Worcester boiler:



### OPEN PLAN KITCHEN

**8'7" x 6'9" (2.62 x 2.08)**

Fitted units with worktops, sink with drainer, plumbing for washing machine, four ring gas hob with oven and extractor, part tiled walls, space for fridge freezer, double glazed window to side aspect.



### BEDROOM

**9'8" x 9'6" (2.96 x 2.91)**

Two built in wardrobes, radiator, double glazed window to front aspect.



### BATHROOM

**6'7" x 5'2" (2.03 x 1.60)**

Bath with mains shower, pedestal wash hand basin, low level W/C, heated towel rail, tiled walls and floor.



### OUTSIDE

Communal parking to front and lawned garden to rear:

Note: The property is accessed via Malvern Road.

### LEASE DETAILS

Butlins

999 Year Lease from 2022

996 Years Remaining

Service Charges £1,140.86 PA incl Building Insurance

Ground Rent £0

Own Share of Freehold 1/22

Leicester City Council Tax Band A

### 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.

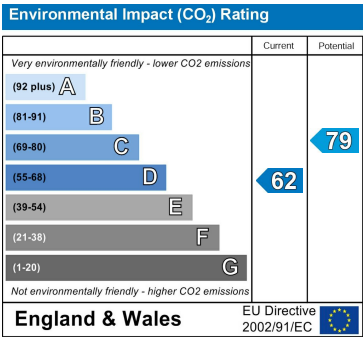
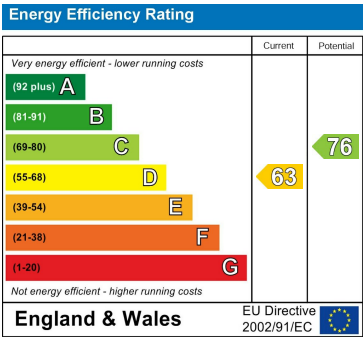
**VIEWING TIMES**

Viewing strictly by appointment through Barkers Estate Agents.

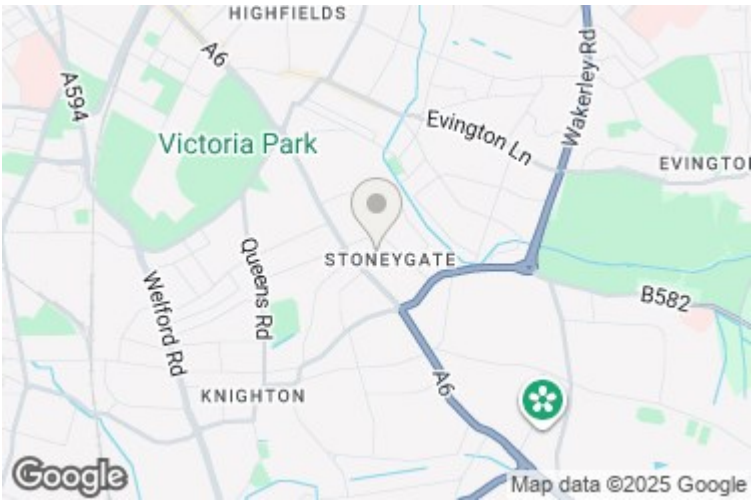
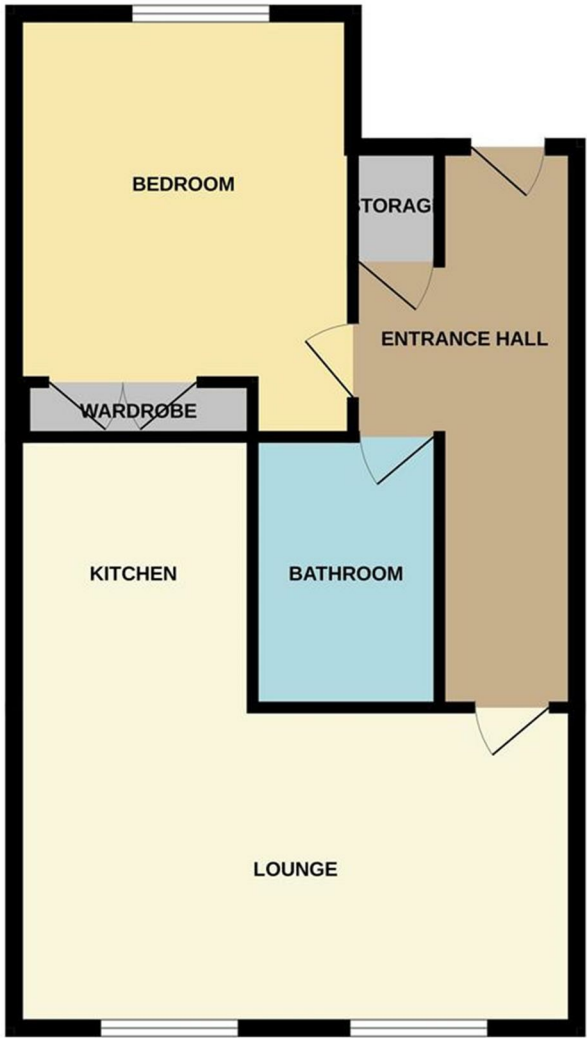
Hours of Business:

Monday to Friday 9am -5.30pm

Saturday 9am - 4pm



GROUND FLOOR



# 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

