



Guide Price £190,00 to £200,000

Elmfield Gardens, Elmfield Avenue, Stoneygate, Leicester, LE2 1RD

- Attractive First Floor Apartment
- Spacious Living Room
- Four Piece Bathroom Suite
- Leasehold Property
- Highly Recommended
- Fitted Kitchen / Diner
- Two Double Bedrooms
- DG, GCH, EPC D, C/Tax B
- Residents Parking
- No Upward Chain



AN ATTRACTIVELY PRESENTED TWO BED FIRST FLOOR APARTMENT superbly situated in the sought after city suburb of Stoneygate, being well served for Leicester University, the City Centre, HS Railway Station, Victoria Park and the fashionable Queens Road shopping parade with its array of bars, bistros & boutiques. This spacious living accommodation would provide an ideal starter home or buy to let investment and briefly comprises, entrance hallway, fitted kitchen / diner, large living room, two double bedrooms, four piece bathroom suite & residents parking. **EARLY VIEWING RECOMMENDED | NO UPWARD CHAIN**



GROUND FLOOR ENTRANCE

Stairs to first floor:

FIRST FLOOR

HALLWAY

Comprising two rooms off hallway, (one housing Worcester boiler), radiator and access to box room:

BOX ROOM

5'6 x 5'5 (1.68m x 1.65m)

Radiator and double glazed window to front elevation



FITTED KITCHEN /DINER

10'10 x 10'08 (3.30m x 3.25m)

Comprising a matching range of wood style base, wall & drawer units with mottled work surfaces over inset with one & half sink unit & drainer. Single electric oven, with hob over, extractor hood, plumbing and power for appliances, radiator and double glazed window to rear elevation:

LIVING ROOM

15'10 (bay) x 15'3 (4.83m (bay) x 4.65m)

Comprising feature fireplace, radiator and double glazed bay window to front elevation:

LANDING

Leading to:



BEDROOM ONE

15'9 x 10 (to robe) (4.80m x 3.05m (to robe))

Fitted with a suite of built-in wardrobes, radiator and double glazed bay window to front elevation:



BEDROOM TWO
9'8 x 8'1 (2.95m x 2.46m)

Radiator and double glazed window to rear elevation:



BATHROOM & SHOWER
7'7 x 7'2 (2.31m x 2.18m)

Fitted with a four piece suite comprising, wood panelled bath, walk-in shower cubicle, pedestal sink & low level wc decorative tiled surround, radiator & double glazed opaque windows to rear elevation:

OUTSIDE

Residential parking:

LEASE DETAILS

Managing Agents: Butlins

Length of Lease: 1 August 2009 to and including 31 July 2163

Remaining: 140 Years

Service Charges: £996.40 pa

Ground Rent: N/a

Owners of 1/10th Freehold

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

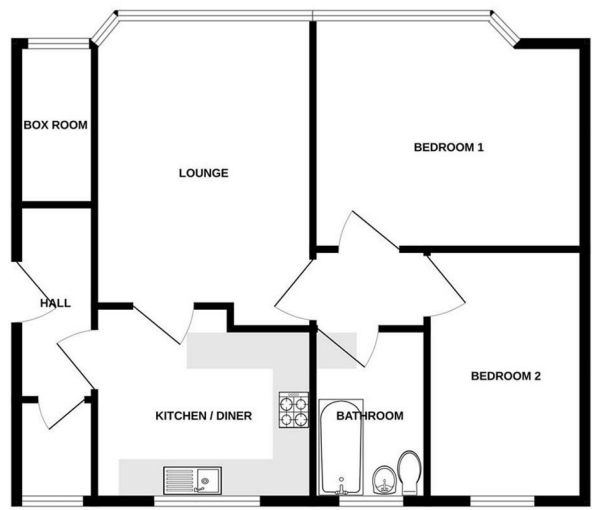
Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

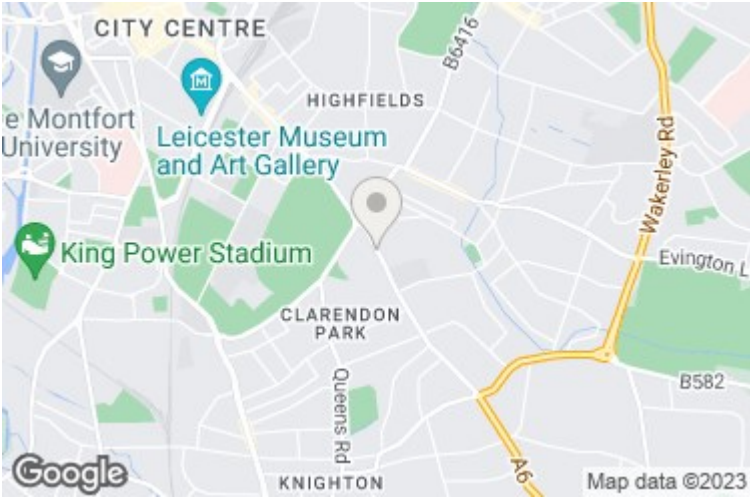
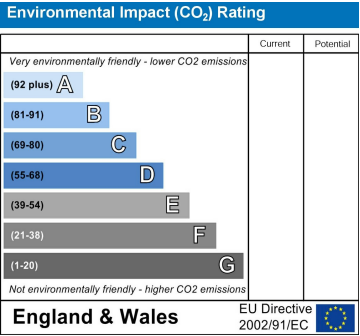
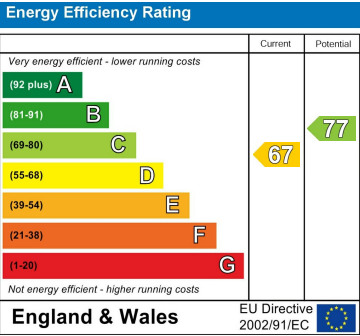
Monday to Friday 9am - 5.30pm

Saturday 9am - 4pm

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items that approximate actual measurements is shown for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

