



**Cash Buyers Only**



**Guide Price: £115,000 to £120,000**

**The Newarke, West End, Leicester, LE2 7BY**

- Second Floor Stylish Duplex Apartment
- Fully Fitted Kitchen
- Bathroom Suite & Shower
- DG, EH, EPC C, C/Tax A & Leasehold
- Near De Montfort University
- Open Plan Living / Dining
- One Double bedrooms
- Views Overlooking River Soar
- Well Presented Throughout
- No Upward Chain / Cash Buyers



GUIDE PRICE £115,000 to £120,000 | A DELIGHTFULLY PRESENTED SECOND FLOOR ONE BED DUPLEX APARTMENT situated on the banks of the River Soar in the vibrant West End city suburb of Leicester, being well served for De Montfort University, the City Centre, Leicester Royal Infirmary, Castle Gardens and the popular Braunstone Gate with its array of local amenities. This well appointed living accommodation is set over two floors with elevated river views, providing a very comfortable starter home or buy to let investment. The property briefly comprises, entrance hallway, open plan light & airy lounge / diner leading to fully fitted kitchen and Juliette balcony. To the second floor is one double bedroom and a four piece bathroom suite with separate walk-in shower. **EARLY VIEWING ADVISED | NO UPWARD CHAIN | CASH BUYERS**



#### COMMUNAL ENTRANCE

With communal letterboxes and stairs leading to second floor:



#### SECOND FLOOR

#### ENTRANCE HALLWAY

Comprising intercom system, under stair storage cupboard with hot tank and turned stairs leading to the next floor:



#### OPEN PLAN LIVING

**21'07 x 12'08 (6.58m x 3.86m)**

Featuring double glazed picture windows with riverside views, solid wood flooring, wall mounted uplighters, tv point, electric radiators:



#### DINING AREA

Comprising solid wood flooring, wall mounted uplighter, electric radiator and double glazed French door with matching picture windows extending to Juliette Balcony:



#### LANDING

The landing provides access to both bedroom and bathroom suite:



#### FITTED KITCHEN

**9'18 x 8'16 (2.74m x 2.44m)**

Comprising a stylish range of light oak base, wall & drawer units with co-ordinating work surfaces over, matching breakfast bar, stainless steel sink unit & drainer with ceramic tiled splashbacks. Having integrated stainless steel single electric oven, ceramic electric hob, with extractor canopy over, space is provided for free standing fridge/freezer and plumbing for washing machine, solid wood flooring:



#### BEDROOM ONE

**11'07 x 9'04 (3.35m x 2.84m)**

Featuring two built in wardrobes, double glazed velux window, electric radiator, and access fire escape:



#### BATHROOM & SHOWER

**11'08 x 8'03 (3.56m x 2.51m)**

Fitted with a modern four piece suite comprising, panelled bath, walk-in shower cubicle, pedestal sink & low level wc, decorative tiled surround, wood style flooring, wall mounted fan heater & double glazed velux window:



#### LEASE DETAILS

Managing Agents: Wildheart Residential Management

Lease length: 125 Years from 2002

Remaining: 104 Years

Service Charges: £932.83 due bi-annually (April & October)

Ground Rent: £100 PA due annually (April)

#### DISCLAIMER

Japanese Knotweed, identified on land adjacent to the property. The treatment plan will run from 2021-2024 with works guaranteed for 10 years, covered by an insurance backed guarantee. Please contact the office for further details on 0116 2709394.

#### 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



1ST 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	EU Directive 2002/91/EC	

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



# Est.1985 **Barkers**

**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

