SALES
LETTINGS
MORTGAGES
MANAGEMENT

Barkers Est.1985

Offers Over £170,000

Knighton Park Road, Leicester, LE2 1ZB

- Two Double Bedrooms
- Second Floor
- Balcony
- Bathroom
- Communal Gardens and Garage
- Purpose Built Block
- Lounge
- Kitchen
- EPC Rating D Council Tax Band B
- Share Of Freehold

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79 Queens Road, Clarendon Park, Leicester, LE2 1TT
T: 0116 2709394 queensroad@barkers1985.com

A beautifully presented TWO DOUBLE BEDROOM apartment located on the TOP FLOOR of this sought after block in STONEYGATE.

The flat briefly comprises a spacious entrance hallway, lounge with access to a private balcony which overlooks communal gardens, two double bedrooms, kitchen and bathroom.

The property also benefits from a GARAGE and COMMUNAL GARDENS.

Knighton Court is well located for easy access to Leicester City Centre, and Train Station, not to mention Victoria Park and the Universities and Hospitals.

VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394

HALLWAY
Front door, two built in cupboards, entry phone attached to wall, radiator.

LOUNGE
16'8" x 12'9" (5.09 x 3.91)
Open fireplace, radiator, double glazed window to front aspect and double glazed door to side aspect leading onto balcony.

BALCONY
Overlooking the delightful communal gardens.

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KITCHEN
8'7" x 6'10" (2.63 x 2.10)
Fitted units with worktops and tiled splash backs, integrated dishwasher, washing-dryer, microwave and fridge/freezer, sink with drainer, five ring gas hob, electric oven and extractor, spotlights, tiled floor, larder, two double glazed windows to rear aspect.

BEDROOM ONE
12'5" x 11'1" (3.80 x 3.40)
Radiator, double glazed window to front aspect.

BEDROOM TWO
11'5" x 11'3" (3.49 x 3.43)
Radiator, double glazed window to rear aspect.

BATHROOM
8'4" x 6'4" (2.56 x 1.95)
Bath with electric shower, low level W/C, pedestal wash hand basin, heated towel rail, part tiled walls, spotlights, double glazed frosted window to rear aspect.

LEASE
Managing Agents: Butlin Property Services
Length of Lease: 999 years from 1st January 2008. 981 years remaining. Share of freehold.
Ground Rent: £15 (per annum)
Service Charges: £2149 payable half yearly, which includes heating and hot water

GARAGE

There is a garage located to the side of the block.

FREE VALUATION

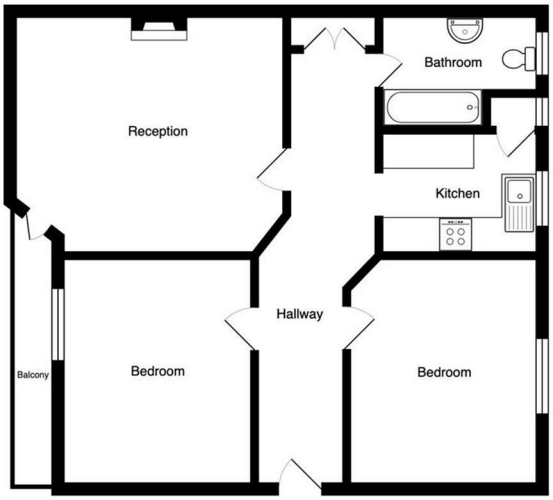
Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394

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.
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 -5pm
Saturday 9am - 4pm

AML DISCLAIMER

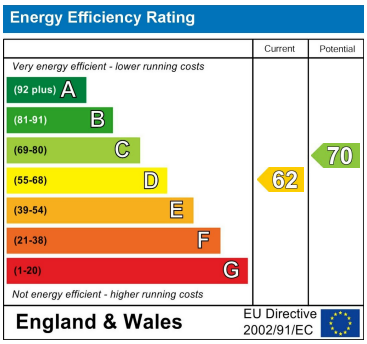
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.
These checks are carried out on our behalf of Moverly, our approved AML provider.
A £50 fee (incl. vat) covers required data and any manual checks.
This must be paid before we can issue a memorandum of sale.
The fee is non-refundable and paid directly to Moverly. We receive a portion of this fee for facilitating the checks

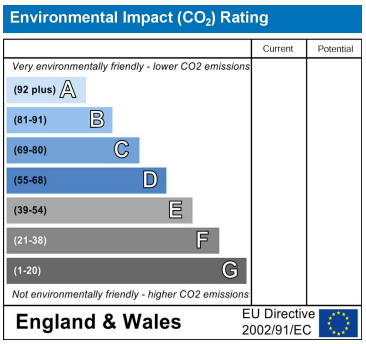


Second Floor

Total Area: 74.0 m² ... 796 ft² (excluding balcony)

All measurements and illustrations are approximate and may not be drawn to scale.
This floorplan is for display purposes only and all interested parties are advised to make their own independent enquiries.
The vendor, agency and supplier will accept no liability for its accuracy.





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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

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