



Asking Price £160,000

394 London Road, Stoneygate, Leicester, LE2 2PN

- Purpose Built Apartment
- Lounge / Diner
- Bathroom
- Awaiting EPC
- No Upper Chain
- Two Double Bedrooms
- Kitchen
- Top Floor (Second)
- Council Tax Band B
- Leasehold



We are delighted to offer for sale this TWO DOUBLE BEDROOM apartment located on the TOP FLOOR of this sought after block in STONEYGATE.

Located on the second floor the flat briefly comprises of an entrance hall, lounge/diner, kitchen, two bedrooms, a separate W/C, and bathroom.

The flat is being sold with NO UPPER CHAIN and is well located for Leicester City Centre, the train station, Leicester University and Royal Infirmary.



ENTRANCE HALL

Double glazed front door, radiator.

LOUNGE / DINER

23'9" x 11'6" reducing to 9'10" (7.26 x 3.51 reducing to 3.00)

Two radiators, double glazed windows to front and rear aspects.



LOUNGE AREA



DINING AREA



KITCHEN

12'0" x 8'11" (3.67 x 2.74)

Fitted units with worktops and tiled splash backs, sink with drainer, four ring gas hob, integrated electric oven, space for fridge, plumbing for washing machine, 'Worcester' boiler, double glazed window to rear aspect.



BEDROOM ONE

12'0" x 11'0" (3.67 x 3.37)

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



BATHROOM

12'9" max reducing to 10'0" x 8'2" (3.90 max reducing to 3.05 x 2.51)

Bath, pedestal wash hand basin, shower cubicle with electric shower, heated towel rail, built in cupboard part tiled walls, frosted double glazed window to rear aspect.,

LEASE

Lease 125 years from 24th June 1985.

Service Charge £993.96 Per Year.

Freeholder Leicester City Council.

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



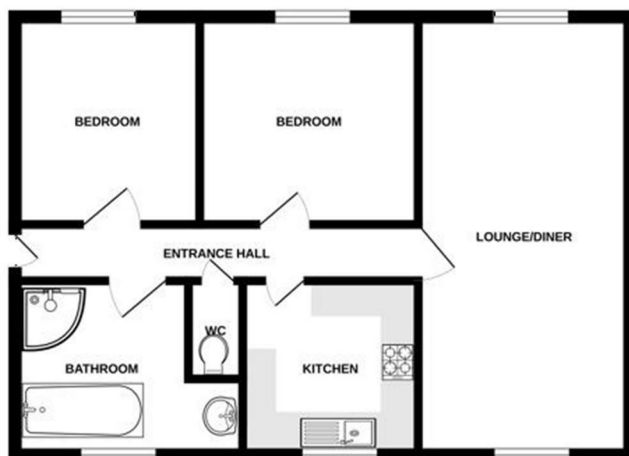
BEDROOM TWO

11'3" x 11'1" (3.43 x 3.38)

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

SEPERATE W/C

Low level W/C.



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.

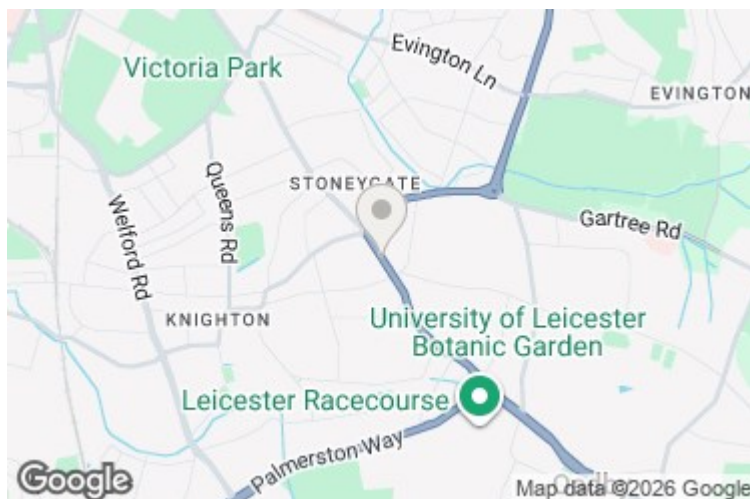
A £50 fee (incl. vat) covers required data and any manual checks.

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

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 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

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

