



Offers Over £235,000

Stoneleigh, Knighton Park Road, Stoneygate, Leicester, LE2 1ZA

- Stunning First Floor Apartment
- Integrated Fitted Kitchen
- En-Suite & Guest Bathroom
- Secure Gated Parking Space
- Residential Purchase or Investment
- Open Plan Lounge / Diner
- Two Double Bedrooms
- Private Sun Balcony
- EH, DG, EPC C, C/Tax D & Leasehold
- Viewing Recommended | Chain Free



AN IMMACULATELY APPOINTED FIRST FLOOR TWO BED APARTMENT SITUATED IN A SOUGHT AFTER LOCATION This stunning light and airy property is located on the highly desirable Knighton Park Road in the renowned city suburb of Stoneygate and enjoys leafy views of St Mary's Triangle whilst being well served for Leicester University, Victoria Park, the City Centre, Leicester Royal Infirmary, the Railway Station & the fashionable Queens Road shopping parade with its array of specialist bars, bistros & boutiques. This superbly presented living accommodation would provide a very comfortable home or buy to let investment that briefly comprises, spacious open plan lounge/diner with French doors extending to a sunny balcony, integrated fitted kitchen, two double bedrooms, en-suite, separate guest bathroom, communal gardens & secure residential parking. **VIEWING HIGHLY RECOMMENDED | OFFERED WITH NO UPWARD CHAIN**

COMMUNAL ENTRANCE

Ground floor communal entrance having secure gated entry:

FIRST FLOOR

Via stairs or lift to first floor:



ENTRANCE HALLWAY

Having wall mounted electric heater, one utility / storage cupboard, one cupboard housing water system and access to the following rooms:



INTEGRATED FITTED KITCHEN

11'5" x 7'8 (3.48m x 2.34m)

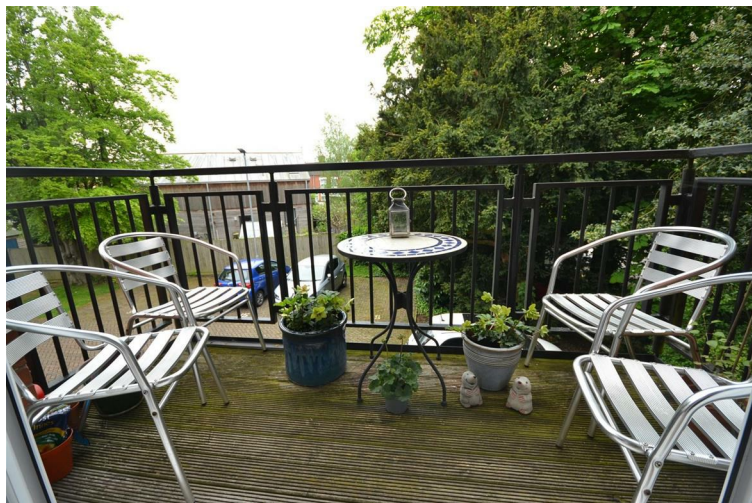
Fitted with a stylish range of solid wood, base, wall and drawer units with granite work surfaces & matching up risers, stainless sink unit with moulded drainer and the design includes a suite of integrated appliances, having single electric oven with four ring halogen hob over, stainless steel extractor canopy, fridge / freezer, dishwasher & washing machine, finished with tiled flooring:



OPEN PLAN LIVING ROOM

24'4 x 12'10 (7.42m x 3.91m)

Featuring electric log burner, three wall mounted electric heaters, double glazed window to the side and rear elevations and French doors leading to sun balcony :



SUN BALCONY

Private seating area:



BEDROOM ONE

12'5 x 9'2 (3.78m x 2.79m)

Comprising a suite of matching fitted wardrobes, wall mounted electric heater & double glazed window to side elevation:



EN-SUITE

7 x 6 (2.13m x 1.83m)

Fitted with walk-in shower cubicle, pedestal sink, low level wc, spots to ceiling, wall mounted heated towel rail, part tiled surround & tiled flooring:



BEDROOM TWO

13'1 x 8'33 (3.99m x 2.44m)

Having wall mounted electric heater & double glazed window to side elevation:



GUEST BATHROOM

12'6 x 6'8 (3.81m x 2.03m)

This contemporary style fitted bathroom comprises, panelled bath with shower over, shower screen, pedestal wash hand basin, low level wc, spots to ceiling, wall mounted heated towel rail, part tiled surround & tiled flooring:

OUTSIDE

The property enjoys attractive, well maintained communal grounds opposite St Mary's Triangle Park and a well positioned, secure allocated car parking space No 9, which is accessed via electrically operated wrought iron gates:



LEASE DETAILS

Management Company: Principle Estate Management: 0121 289 4315

Length of Lease 125 Year lease from 1 January 2006

Remaining Years: 108

Service Charge: £2000 pa inc Building insurance

Ground Rent: £250 pa

Freeholders: Principle Estate Management

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

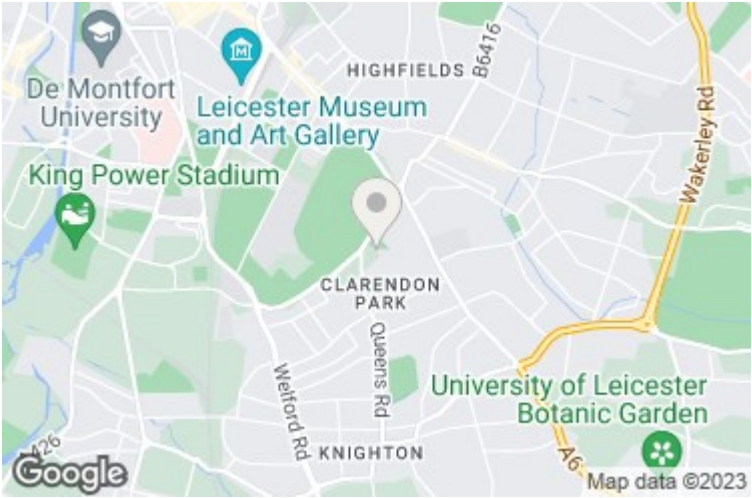
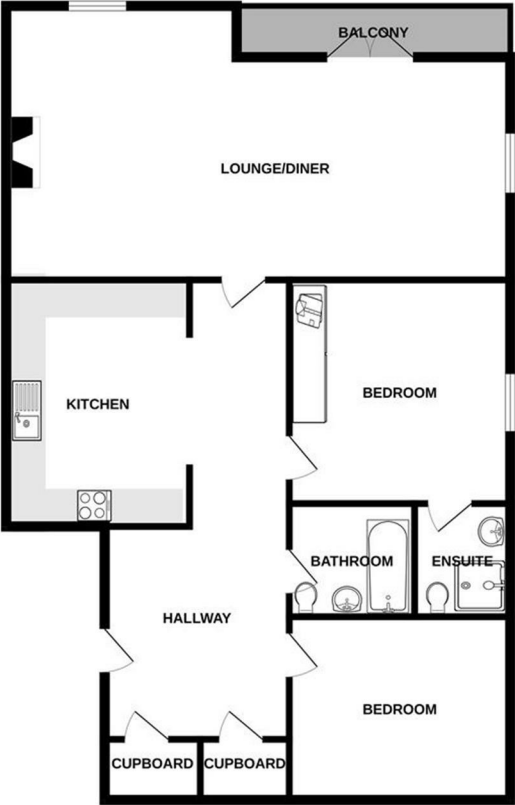
Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am - 5.30pm

Saturday 9am - 4pm

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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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

