



## Asking Price £140,000

**The Woodlands, Knighton Road, Leicester, LE2 3HL**

- Conservation area
- Lounge
- Shower Room
- First Floor
- EPC Rating C Council Tax Band A
- Two Bedrooms
- Kitchen
- Dressing Room / Study
- Leasehold
- No Chain / Parking



A great opportunity to purchase this TWO BEDROOM apartment located on the FIRST FLOOR of this small block in STONEYGATE.

The flat briefly comprises an entrance hall, lounge, two bedrooms, shower room, and a dressing room/study.

The Woodlands is located just off Knighton Road with easy access to Allandale Road and Queens Road with its popular coffee bars restaurants and shops.

Outside there is parking and communal gardens.



**ENTRANCE HALLWAY**

Front door, entry phone, radiator.



**LOUNGE**

**15'8" x 10'4" (4.80 x 3.16)**

Two radiators, double glazed windows to side and front aspects, folding door leading into kitchen.



**OTHER ASPECT**



**KITCHEN**  
**10'4" x 7'6" (3.17 x 2.29)**

Fitted units with worktops and tiled splash backs, integrated 'Bosch' oven, corner sink with drainer, plumbing for washing machine, space for fridge freezer, radiator, double glazed window to side aspect.



**BEDROOM TWO**  
**10'9" x 6'6" (3.28 x 1.99)**

Radiator, double glazed window to front aspect.



**OTHER ASPECT**

**BEDROOM ONE**  
**12'5" x 9'9" (3.81 x 2.98)**

Fitted wardrobe, coving, radiator, double glazed window to front aspect.



**SHOWER ROOM**  
**7'5" x 7'5" (2.28 x 2.27)**

Shower cubicle with electric shower, vanity wash hand basin, low level W/C, heated towel rail, part tiled walls, radiator, double glazed frosted window to rear aspect.



**DRESSING ROOM/STUDY**

**6'6" x 4'10" (2.00 x 1.48)**

Fitted wardrobes, window to side aspect.

**OUTSIDE**

The property benefits from residential car parking and communal rear gardens



**LEASE**

Lease was 125 Years from 18th April 1986 85 Years Remaining  
Managing Agents P.A Housing.  
Service Charge £145.48 per month  
Ground Rent £ 75 per month.

**DISCLAIMER**

The sale is by professional executors and therefore will not be able to provide any information about the property.

**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

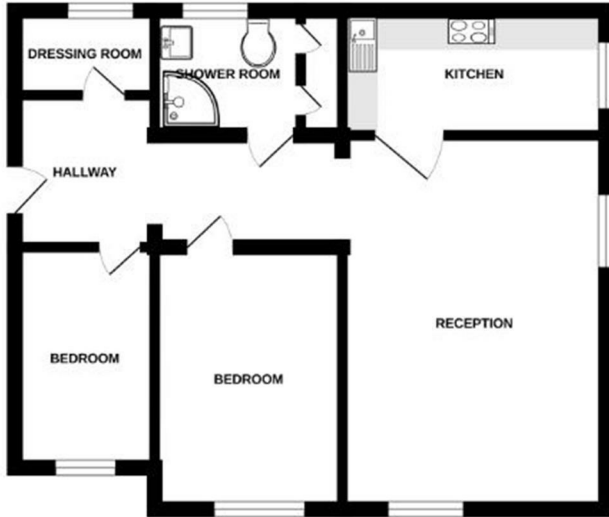
**AML DISCLAIMER**

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.

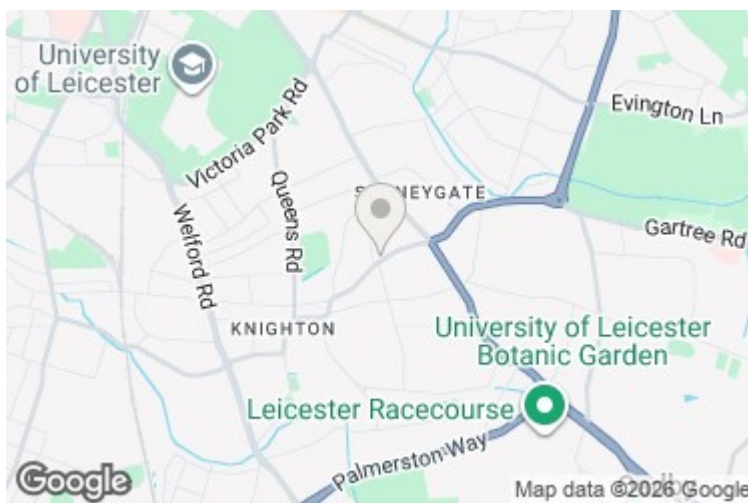
A £50 fee (incl. vat) covers required data and any manual checks.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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

