



## Asking Price £200,000

**Stoneygate Court, Stoneygate, Leicester, LE2 2AJ**

- Two Bedroom
- L'shaped lounge diner
- Bathroom
- Lift
- Leasehold
- Balcony
- No Chain
- Seperate W/C
- First Floor Apartment
- EPC Rating C / Council Tax Band C



A beautifully presented TWO DOUBLE bedroom apartment located on the FIRST FLOOR of this SOUGHT AFTER block in STONEYGATE.

The apartment briefly comprises a porch, entrance hall, spacious lounge with BALCONY, dining room, kitchen, two bedrooms, bathroom with separate shower cubicle and separate W/C.

Stoneygate Court has well maintained COMMUNAL GARDENS and PARKING.

The apartment is offered for sale with NO UPPER CHAIN and early viewing is recommended.

#### **INNER HALL**

Front door, door leading into:

#### **ENTRANCE HALL**

Entry phone attached to wall, built in cupboard:



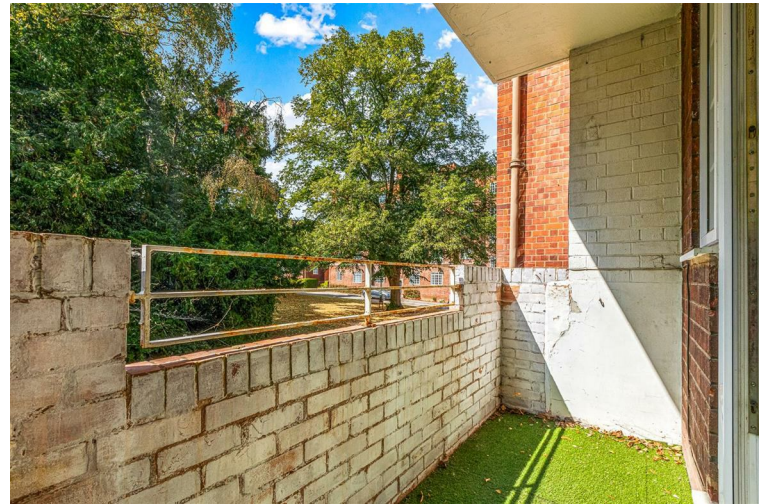
**OTHER ASPECT**



#### **LIVING AREA**

**22'3" x 11'6" (6.80 x 3.53)**

Built in cupboard, radiator, laminate flooring, double glazed windows and pair of opening doors onto the balcony to side aspect:



#### **BALCONY**

**10'5" x 3'7" (3.19 x 1.10)**

Facing side aspect overlooking the communal gardens:



**DINING AREA**

**14'11" x 10'1" (4.56 x 3.09)**

Radiator, laminate flooring, double glazed window to side aspect:



**BEDROOM ONE**

**15'9" x 11'10" (4.81 x 3.63)**

Built in cupboard, coving, radiator, double glazed window to rear and side aspects.



**FITTED KITCHEN**

**10'0" x 7'4" (3.06 x 2.26)**

Fitted units with worktops and tiled splash backs, sink with drainer, freestanding electric cooker, integrated dishwasher, plumbing for washing machine, space for fridge freezer, double glazed window to side aspect:



**BEDROOM TWO**

**13'0" x 9'11" (3.98 x 3.04)**

Coving, radiator, double glazed window to side and rear aspects:

**WC**

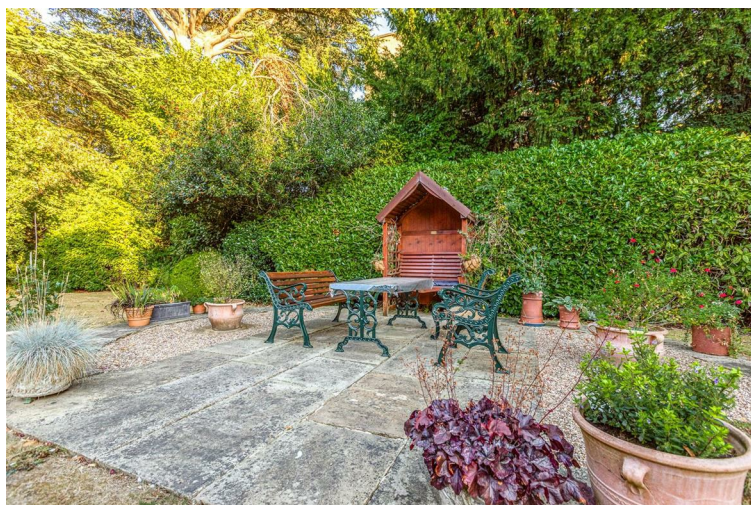
Low level W/C, wash hand basin, part tiled walls, double glazed window to rear aspect:



### BATHROOM

7'10" x 5'6" (2.39 x 1.68)

Bath, vanity unit, heated towel rail, corner shower with mains shower:



### LEASE DETAILS

Managing Agents Butlins

Lease 999 years from 1st January 2007.

Service Charge £1910.73 half yearly, which includes your heating and hot water and a site manager

Ground Rent £25 per annum

A contribution of £280 per half year which goes towards a reserve fund.

### DISCLAIMER

Some of the photos in these particulars have 'virtual staging' with furniture added:

### 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



### OUTSIDE

Stoneygate Court has beautifully maintained communal gardens for the residents use and parking



### 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**

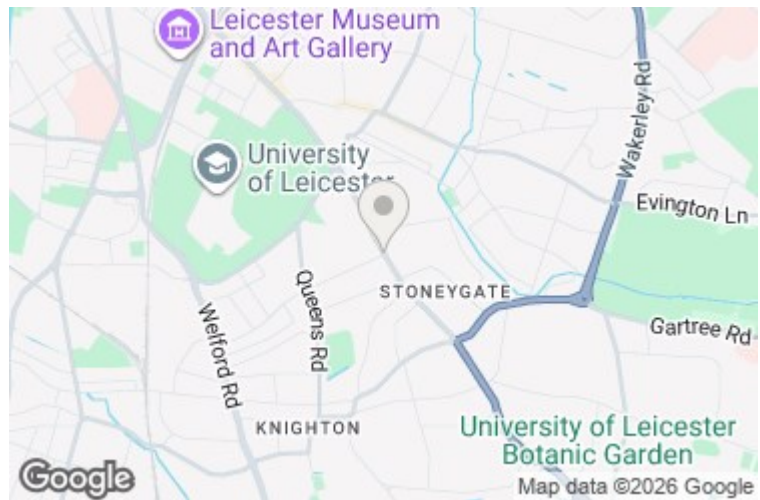
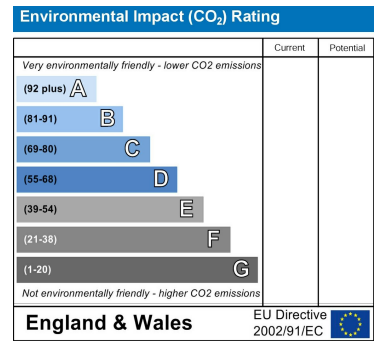
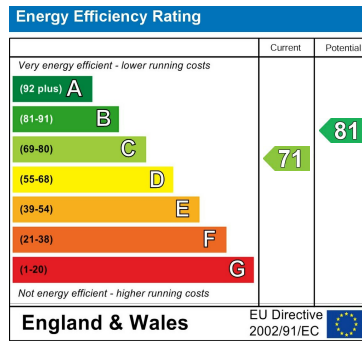
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.

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



First Floor

Total Area: 101.4 m<sup>2</sup> ... 1092 ft<sup>2</sup> (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.

# 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

