

## Asking Price £140,000

**Elmfield Avenue, Stoneygate, Leicester, LE2 1RD**

- Spacious Apartment
- Ground Floor
- Kitchen
- Communal Gardens
- Leasehold
- One Double Bedroom
- Lounge
- Bathroom
- Private Parking
- EPC Rating D Council Tax Band A



A spacious ONE DOUBLE BEDROOM apartment situated on the GROUND FLOOR of this small block in STONEYGATE.

The apartment briefly comprises a porch, entrance hall, lounge, kitchen, bedroom and bathroom.

Benefiting from COMMUNAL GARDENS and PARKING available at the front of the block.

Well located just off London Road and close to Leicester City Centre, Train Station, Leicester University, Royal Infirmary, and Victoria Park.

Currently Let. Viewing Highly Recommended.



**PORCH**  
**9'10" x 3'8" (3.02 x 1.14)**

Front door, power point, windows to front aspect, double glazed door into,



**HALLWAY**

L shaped, radiator, two built in cupboards.



**LOUNGE**

**14'7" x 12'4" (4.46 x 3.77)**

Radiator, double glazed window to rear aspect.



**KITCHEN**  
**12'4" x 6'7" (3.78 x 2.02)**

Fitted units with worktops, boiler, sink with drainer, plumbing for washing machine, four ring gas hob oven and extractor, part tiled walls, space for fridge freezer, double glazed window to rear aspect.



**BATHROOM**  
**7'3" x 5'10" (2.22 x 1.80)**

Bath with electric shower, low level W/C, wash hand basin, radiator, part tiled walls, frosted double glazed window to front aspect.



**BEDROOM**  
**15'4" x 9'2" (4.69 x 2.80)**

Radiator, window to rear aspect.



**COMMUNAL GARDENS**

**LEASEHOLD**

From and including 1 August 2009 until and including 31 July 2163

120 Years Remaining

Managing Agents Butlins

Service Charge £1297.24 Per Annum.

Ground Rent £15 Per annum

The freeholder is ELMFIELD GARDENS LIMITED. The leaseholders are the directors and shareholders of this limited company.



#### **PARKING**

Parking available to the front of the building.



#### **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.

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

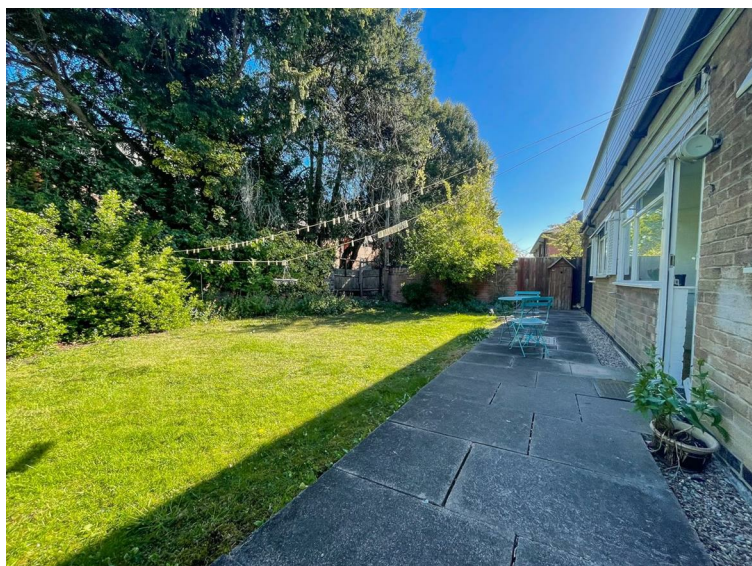
#### **VIEWING TIMES**

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm



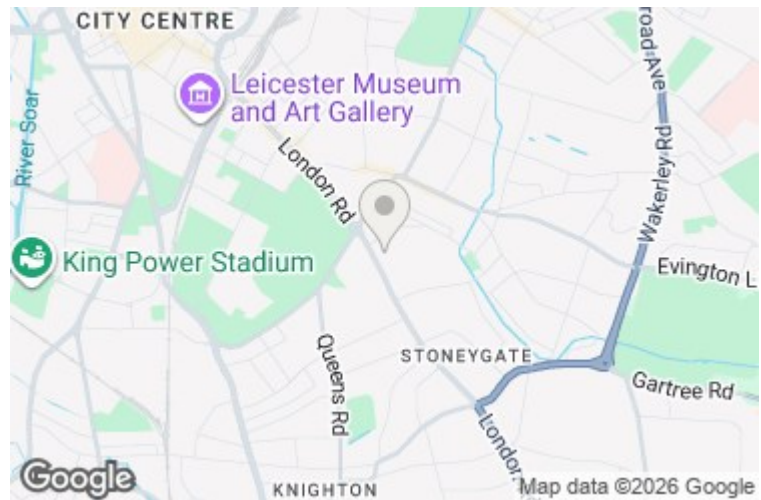
#### **FREE VALUATION**

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



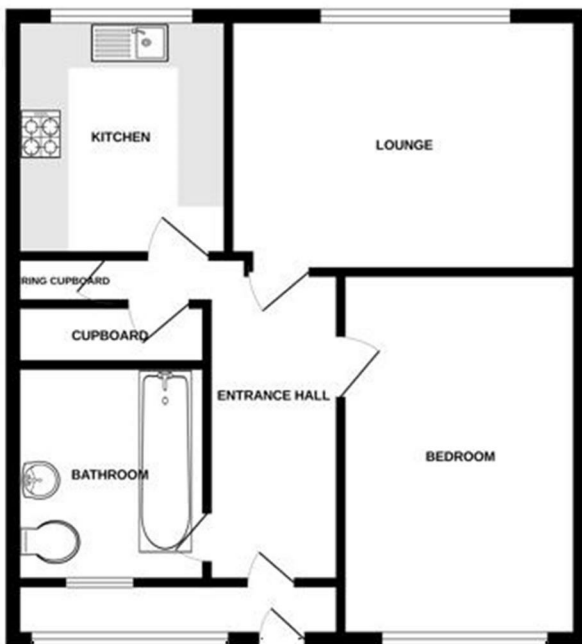
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		61	69
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 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			
		56	79
England & Wales		EU Directive 2002/91/EC	



**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



# Barkers

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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

