



Guide Price: £199,995 to £209,995

Wheatsheaf Way, Knighton Fields, Leicester, LE2 6EQ

- Stylish Duplex Apartment
- Integrated Fitted Kitchen
- Boutique Inspired Bathroom & Shower
- DG, GCH, EPC C, C/Tax B & Leasehold
- Ideal First Time Buy
- Open Plan Loft Style Living
- Two Double Bedrooms
- Undercroft Allocated Parking
- Private Entrance & Communal Garden
- Early Viewing Highly Recommended



GUIDE PRICE: £199,950 to £209,950 AN IMPECCABLY PRESENTED TWO BED DUPLEX APARTMENT WITH PARKING & PRIVATE ENTRANCE Superbly situated within the sought after Wheatsheaf Works development in the popular city suburb of Knighton Fields, being well served for Leicester University, the City Centre & the vibrant Queens Road shopping parade with its array of specialist bars, bistros & boutiques. This delightfully presented contemporary loft style living accommodation features exposed high beamed ceilings, providing an ideal starter home that briefly comprises, streamlined fitted kitchen, open plan to living room, with study area and utility room off, turned stairs and landing over two floors leading to two double bedrooms & a boutique inspired bathroom suite with shower. The property has access to the communal decked courtyard and undercroft allocated parking
EARLY VIEWING HIGHLY RECOMMENDED



OPEN PLAN LIVING

27 x 14 (8.23m x 4.27m)

Stairs rising to composite front door and entrance to open plan living space with carpeted flooring double glazed arched windows to the front elevation, cast iron radiator and open plan kitchen:



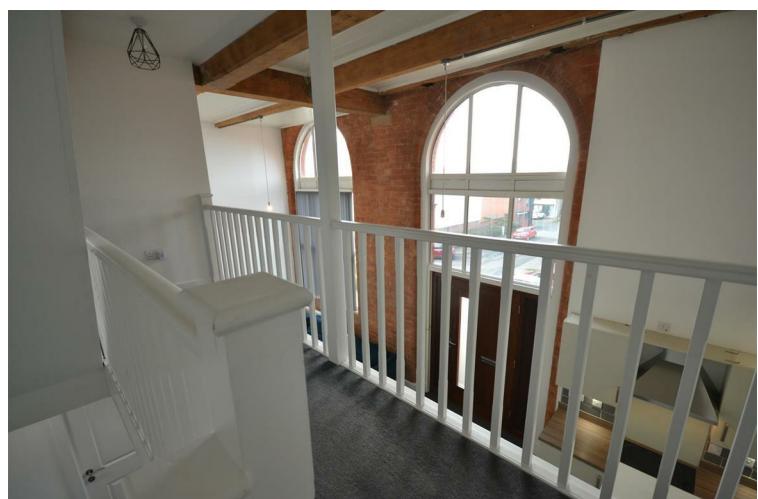
FITTED KITCHEN

Incorporating a matching range of cream gloss base, wall & drawer units with co-ordinating wood style work surfaces over and matching upriser, integrated electric oven, induction hob with glass splashback and stainless steel extractor chimney over, fridge/freezer and ceramic tiled flooring:

UTILITY ROOM

6 x 4'11 (1.83m x 1.50m)

Tiled flooring, plumbing and space for washing machine, wash basin, ample storage space.



FIRST FLOOR LANDING

Stairs rising to floating landing with carpeted flooring and views over living space.



SECOND FLOOR LANDING

Stairs rising to second landing with carpeted flooring.



BEDROOM TWO

15 x 7 (4.57m x 2.13m)

Carpeted flooring double glazed window to the front elevation and radiator.



BEDROOM ONE

12 x 9 (3.66m x 2.74m)

Carpeted flooring double glazed window to the front elevation, fitted wardrobes and radiator.



BATHROOM SUITE & SHOWER

Comprising a three piece suite, bath with shower over and glass screen, low-level flush WC, feature wash basin, tiling in part, tiled flooring.



UNDERCROFT PARKING

Underground private parking area plot 79 with remote gated access.



COMMUNAL OUTSIDE DECKED AREA

The property benefits from a wonderful communal decked Courtyard area available for the residents:

LEASE DETAILS

- Lease Expires: 30/03/2135
- Tenure: Leasehold
- Length of lease: 112 Years
- Annual ground rent amount: £250.00
- Ground rent review period: Every 10 Years, next review 1st April 2025
- Building Warranty: 2 years remaining
- Annual service charge amount: £1650.00
- Service charge review period: Yearly
- Council tax band: B

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

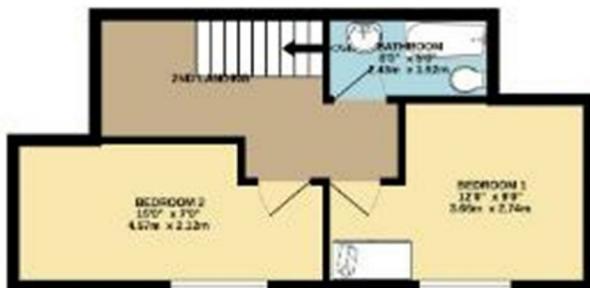
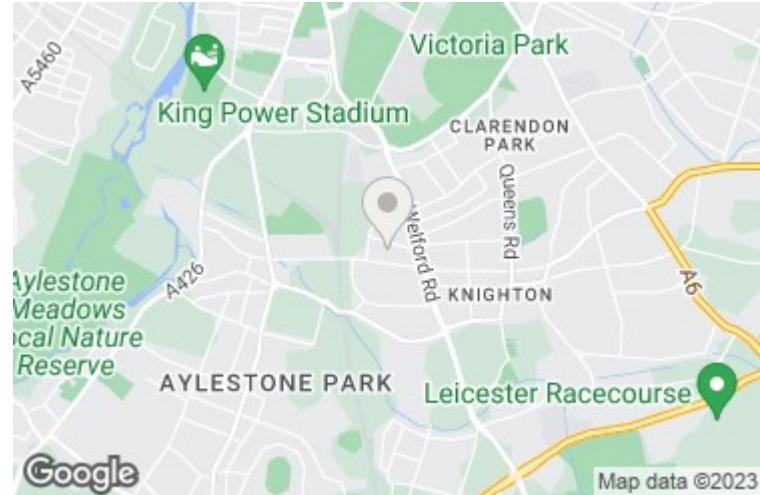
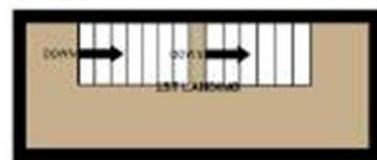
Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am - 5.30pm

Saturday 9am - 4pm

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A				(92 plus) A		
(81-91) B				(81-91) B		
(69-80) C				(69-80) C		
(55-68) D				(55-68) D		
(39-54) E				(39-54) E		
(21-38) F				(21-38) F		
(1-20) G				(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC



Est.1985
Barkers

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

