



## Asking Price £180,000

**Knighton Park Road, Stoneygate, Leicester, LE2 1ZB**

- Purpose Built Apartment
- Ground Floor
- Bathroom
- Share Of Freehold
- Council Tax Band B
- Two Double Bedrooms
- Kitchen
- Garage
- Awaiting EPC
- Communal Gardens



A beautifully presented TWO DOUBLE BEDROOM apartment located on the GROUND FLOOR of this desirable block in STONEYGATE.

The flat briefly comprises of an entrance hallway, lounge, kitchen, two bedrooms and a bathroom.

Knighton Court is within walking distance from the fashionable Queens Road with its choice of restaurants, coffee bars and shops, close to Leicester Train Station, Leicester Royal Infirmary and Victoria Park.

The apartment benefits from a share of the freehold and a garage located to the rear of the property with the benefit of a separate entrance from the kitchen which leads you to the communal grounds and your own private garage.

**VIEWING IS RECOMMENDED - CALL BARKERS ON 0116 2709394**

#### **COMMUNAL HALLWAY**

Entrance door into the communal hallway the apartment is located on the ground floor



#### **ENTRANCE HALL**

Front door into the entrance hall with entry phone attached to wall, radiator, picture rail, two built in storage cupboards.



#### **LOUNGE**

**16'10" x 12'9" (5.15 x 3.91)**

Radiator, double glazed window to the front aspect.



#### **OTHER ASPECT**



### KITCHEN

**9'3" max x 6'10" (2.83 max x 2.10)**

Fitted units with worktops, sink with drainer, plumbing for washing machine, four ring gas hob with oven and extractor, built in pantry with space for fridge freezer and double glazed window to rear aspect, tiled floor, part tiled walls, double glazed window and door to rear communal garden and where the garage is located



### BEDROOM TWO

**11'5" x 10'11" (3.50 x 3.35)**

Radiator, double glazed window to rear aspect.



### BEDROOM ONE

**12'5" x 10'11" (3.81 x 3.35)**

Radiator, double glazed window to front aspect.



### BATHROOM

**8'5" x 6'4" max (2.57 x 1.95 max )**

Bath with mains shower over, pedestal wash hand basin, low level W/C, heated towel rail, tiled floor and part tiled walls, frosted double glazed window to rear aspect.

### LEASE

Lease 999 Years from 1st January 2008  
Service charge £2149.14 paid Half Yearly which includes Heating and Hot Water.  
£70.00 Paid Yearly for Garage Maintenance.  
Managing Agents Butlins



**GARAGE**

Accessed via the kitchen and at the rear of the property. Up and over door.



**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.

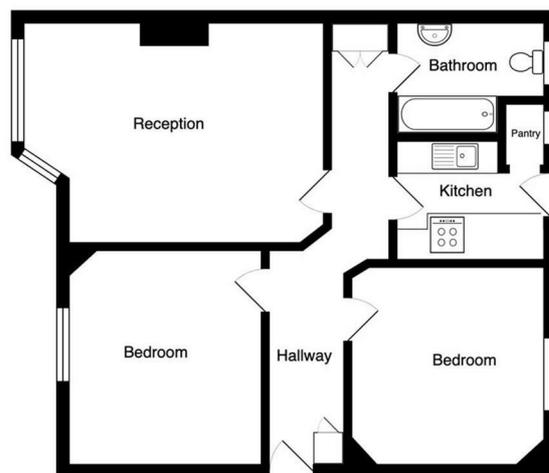
**VIEWING TIMES**

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm



Ground Floor

Total Area: 67.9 m<sup>2</sup> ... 730 ft<sup>2</sup>

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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

