



## Asking Price £235,000

### Stoneygate Court, Leicester, LE2 2AJ

- Well Presented Spacious Apartment
- Open Plan Lounge / Diner
- Shower Room
- Third Floor
- Garage
- Three Double Bedrooms
- Kitchen
- Guest W/C
- EPC Rating C Council Tax Band C
- Leasehold



A rare opportunity to purchase this spacious **THREE DOUBLE BEDROOM** apartment in Stoneygate.

The flat is located in the sought after **STONEYGATE COURT** development which boasts a **PORTER** and delightful well established **COMMUNAL GARDENS** not to mention own **GARAGE** and **LIFT**.

Situated on the **THIRD FLOOR** and with double aspect views the property comprises an **OPEN PLAN LOUNGE DINER**, kitchen, three bedrooms, a shower room and guest **W/C**.

Set back off the London Road close to Leicester City Centre and University, Leicester Royal and Train Station.

### **COMMUNAL ENTRANCE**

Secure entry system, stairs or lift to third floor:



**LIVING AREA**



### **LOUNGE DINER**

**20'2" max x 18'1" max (6.17 max x 5.53 max)**

Front door, entry phone, two recessed storage cupboards one housing fuse box and meter, two cast iron radiators, and two double glazed windows to side aspect.



**DINING AREA**



### **FITTED KITCHEN**

**13'1" x 7'3" (4.01 x 2.21)**

Fitted units with worktops and tiled splashbacks, sink with drainer, electric induction hob, oven and extractor, plumbing for washing machine, space for fridge freezer.



### **BEDROOM TWO**

**11'7" x 11'6" (3.55 x 3.51)**

Two built in wardrobes, cast iron radiator, double glazed window to side and rear aspects.



### **BEDROOM ONE**

**15'1" x 12'0" (4.60 x 3.68)**

Built in wardrobes and dressing table, cast iron radiator, double glazed windows to side and rear aspects.



### **BEDROOM THREE**

**11'6" x 8'11" (3.52 x 2.74)**

Fitted cupboard, cast iron radiator, double glazed window to side aspect.



### **SHOWER ROOM**

**7'2" x 5'6" (2.19 x 1.68)**

Walk in double shower cubicle with mains shower, low level W/C, vanity unit, heated towel rail, tiled floor and walls, extractor, louvre window to side aspect.



### **GARAGE**

Located in garage block, with up and over door and parking available.



### **GUEST W/C**

**7'3" x 2'5" (2.22 x 0.75)**

Low level w/c and wash hand basin, tiled floor, louvre window to side aspect.



### **OUTSIDE**

The property is set in delightful well kept landscaped communal gardens with residential parking provided and Porter.

### **LEASE DETAILS**

Freeholders: Stoneygate Court Ltd  
Lease Term: 999 Years form 1/1/2007  
Remaining: 980 Years  
Management Company: Butlins  
Service Charge £2.229.43 paid half yearly.  
Ground Rent £25 Per Year.



### 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.

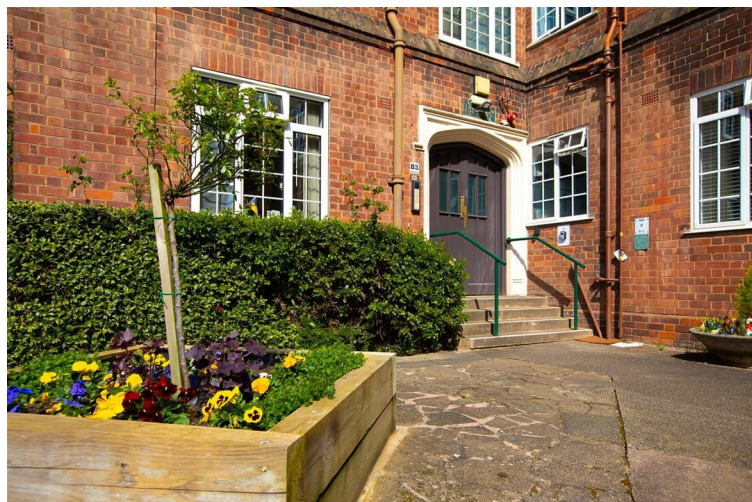
### VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5.30pm

Saturday 9am - 4pm



### AML DISCLAIMER

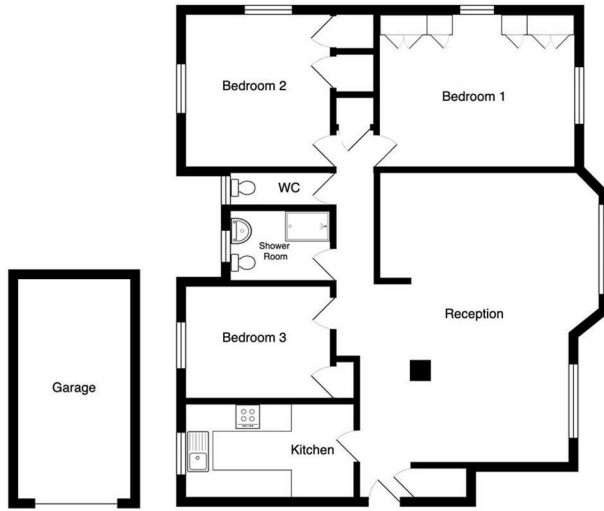
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.

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



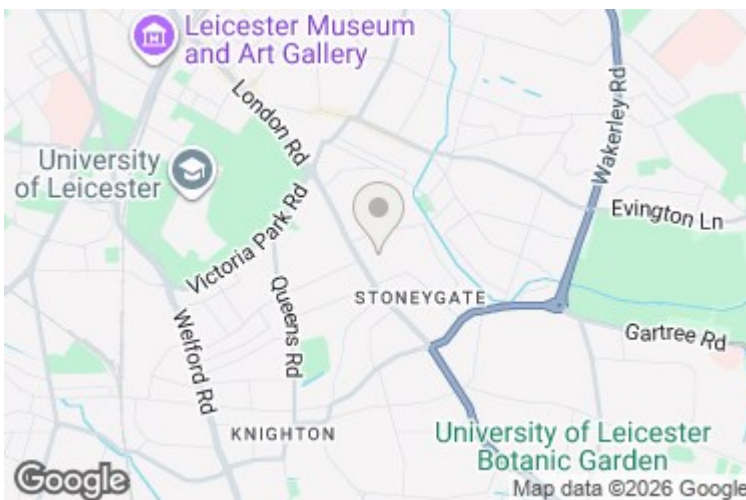
Third Floor

Total Area: 122.0 m<sup>2</sup> ... 1313 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.  
 Floorplan: Apperley Bennett Photography

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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	71	80

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

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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

