



## Asking Price £140,000

**The Lawns, Stoneygate Road, Stoneygate, Leicester, LE2 2AS**

- Two Bedroom Apartment
- Permit Parking
- Kitchen
- Communal Gardens
- Leasehold
- Ground Floor
- Lounge
- Bathroom
- EPC Rating C Council Tax Band A
- No Upper Chain



Offered for sale is this TWO BEDROOM apartment located on the GROUND FLOOR in STONEYGATE, with EXTENDED LEASE

The apartment briefly comprises a hall, lounge, kitchen, two bedrooms and a bathroom.

The flat has well maintained COMMUNAL GARDENS and PARKING by permit and is offered for sale with NO UPPER CHAIN.

The Lawns is well served for the University of Leicester, Leicester Railway Station, the City Centre and the fashionable Queens Road shopping parade with its array of bars, bistros and boutiques.



#### LOUNGE

**11'8" x 11'3" (3.56 x 3.45)**

Gas fire, coving, radiator, double glazed sliding doors to front aspect leading out to a patio area.



#### HALL

L shaped, double glazed front door, radiator, fuse box, coving, two built in cupboards one housing 'Worcester' boiler.



#### OTHER ASPECT



**KITCHEN**  
**11'8" max x 9'8" (3.56 max x 2.96)**

Fitted units with work tops and tiled splash backs, sink with drainer, integrated fridge and freezer, entry phone, four ring gas hob and oven, gas meter, space for fridge freezer, radiator, double glazed window to side aspect with fitted folding security grill.



**BEDROOM ONE**  
**10'5" x 11'3" (3.20 x 3.45)**

Sliding door, coving, gas heater, double glazed window to front aspect.



**OTHER ASPECT**



**BEDROOM TWO**  
**11'4" x 6'7" (3.46 x 2.03)**

Sliding door, radiator, double glazed window to front aspect.



### BATHROOM

**6'6" x 6'6" (2.00 x 1.99)**

Bath with mains shower, pedestal wash hand basin, low level w/c, heated towel rail, tiled walls,



### OUTSIDE

There are communal gardens to the front and rear, with this apartment having direct access to the front gardens.

Permit parking available.

### LEASE

Freeholders PA Housing  
Lease is 215 years from 16th March 1984. 173 Years Remaining  
Service Charge £93.84 per month.

### 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

### AML DISCLAIMER

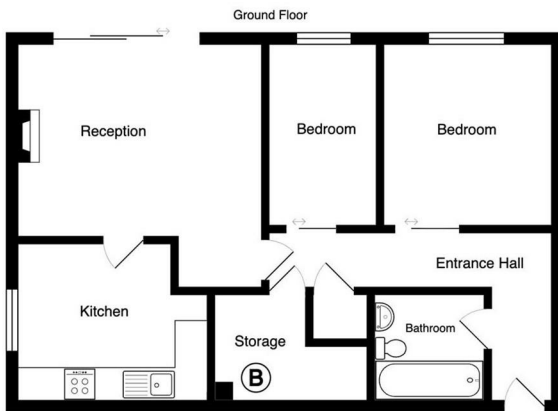
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.

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

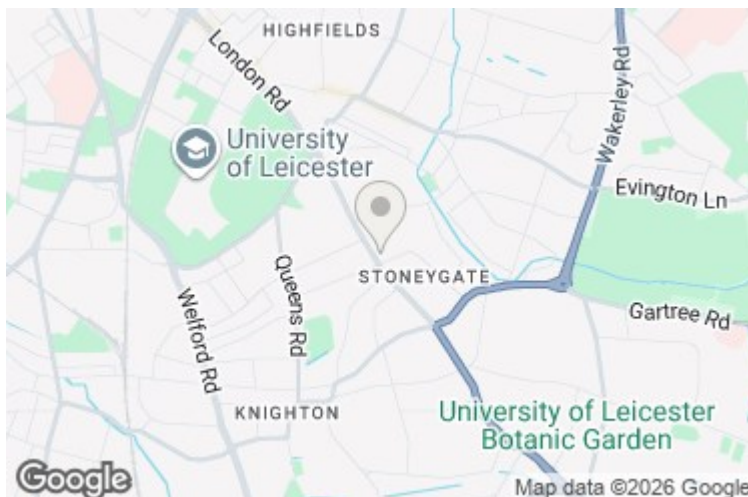


Total Area: 68.9 m<sup>2</sup> ... 741 ft<sup>2</sup>

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) 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	76	77

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

