



## Asking Price £150,000

Chapel Court, Evington, Leicester, LE5 6FP

- First Floor Two Bed Apartment
- Open Plan Kitchen
- Shower Room
- One Allocated Parking Space
- Leasehold
- Lounge
- Two Double Bedrooms
- Communal Gardens
- EPC Rating C Council Tax Band C
- No Upward Chain



A well presented TWO DOUBLE BEDROOM maisonette, situated in the popular Village of EVINGTON.

Benefiting from your OWN ENTRANCE with staircase rising to the FIRST FLOOR, you have a spacious landing with lounge boasting a VAULTED CEILING, OPEN PLAN kitchen, two double bedrooms and a shower room.

The property has its OWN PARKING SPACE and a LONG LEASE and is being sold with NO UPPER CHAIN

Well located for public parks and walks, with regular bus route to both the city centre and Leicester General Hospital..



#### LOUNGE

14'8" x 12'2" max. (4.49 x 3.71 max.)

Vaulted ceiling, two radiators, double glazed window to side aspect.



#### PRIVATE GROUND FLOOR ENTRANCE

Front door, radiator, staircase rising to first floor landing.



#### OTHER ASPECT



#### FIRST FLOOR LANDING

Access to loft, two built in cupboards, radiator, spot lights, double glazed window and sky light to front aspect.



**OPEN PLAN KITCHEN**  
**8'3" x 8'1" (2.53 x 2.47)**

Fitted units with work tops and tiled splash backs, sink with drainer, built in four ring gas hob with oven and extractor above, 'Worcester' boiler, plumbing for washing machine, space for fridge freezer, spot lights.



**BEDROOM TWO**  
**11'11" x 8'9" max (3.65 x 2.67 max)**

Fitted wardrobe, radiator, spot lights, double glazed window and Velux to side aspect.



**BEDROOM ONE**  
**11'6" x 10'9" (3.51 x 3.28)**

Fitted wardrobe, radiator, spot lights, double glazed window to side aspect.



**SHOWER ROOM**  
**8'6" max x 5'7" max (2.61 max x 1.71 max)**

Walk-in shower cubicle, low level wc, vanity unit, heated towel rail, radiator, part tiled walls, spot lights.

**COMMUNAL GARDENS**

The property benefits from communal gardens to the front and rear elevations with bin store area:

**ALLOCATED PARKING**

Located just by the entrance to the property.

The property benefits from one allocated parking space



Viewing strictly by appointment through Barkers Estate Agents.  
 Hours of Business:  
 Monday to Friday 9am -5.30pm,  
 Saturday 9am - 4pm,

**DISCLAIMER**

There are Two Separate Titles currently on this property.

**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

**LEASEHOLD DETAILS**

Managing agents: Butlins  
 Lease: 999 years from 2nd December 2003.  
 Service Charges: £725.58 per 6 months  
 Includes: window cleaning, gardening and cleaning of communal areas  
 Ground Rent: £150 per annum

**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. 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.

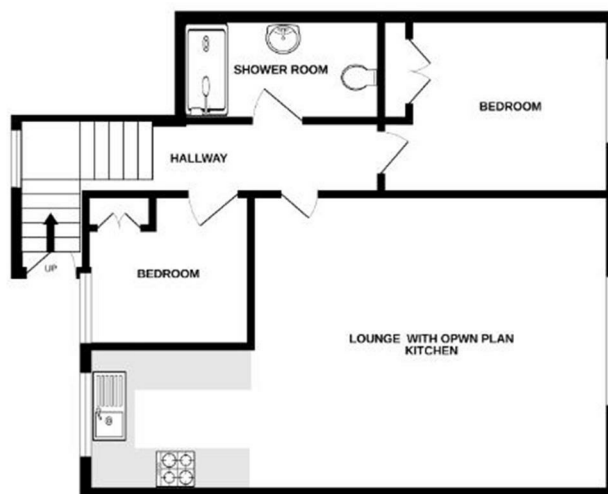
**MONEY LAUNDERING**

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**



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>		79	79
		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) 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>		82	82
		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

