



**Guide Price £90,000 - £100,000**

**21 Wheatsheaf Court, Knighton Fields, Leicester, LE2 6EY**

- Purpose built converted block
- Ground Floor
- Open Plan Kitchen
- Leasehold
- Council Tax Band A
- Studio Apartment
- Lounge
- Communal Roof Terrace
- EPC Rating C
- First Time Buyers / Investors



A beautifully presented STUDIO apartment in THE WHEATSHEAF WORKS DEVELOPMENT.

Set behind the striking red-brick façade, the apartment briefly comprises of an entrance hallway, spacious studio room with open plan kitchen and a bathroom.

The apartment is located on the ground floor and as you are on the corner has windows on three aspects adding to the charm and allowing lots of natural light into the room.

The apartment benefits from the use of a lovely communal roof top terrace.

Positioned in the sought-after Knighton Fields area, this home offers excellent links to Leicester city centre, universities, and hospitals.

Currently rented out at £725 pcm excluding bills.



**ENTRANCE HALLWAY**

**6'1" x 5'9" (1.86 x 1.77)**

Front door, entry phone and fuse box attached to wall, radiator, door into



**STUDIO ROOM**

**19'7" max x 15'7" (5.98 max x 4.77)**

Built in cupboard with plumbing for washing machine, two radiators, double glazed windows to front and side aspects.



**OTHER ASPECT**



#### OPEN PLAN KITCHEN AREA

**8'3" x 6'9" (2.53 x 2.08)**

Fitted units with worktops and splash backs, sink with drainer, electric hob oven and extractor, space for fridge freezer, plumbing for dishwasher, tiled floor.



#### COMMUNAL ROOF TERRACE

#### 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



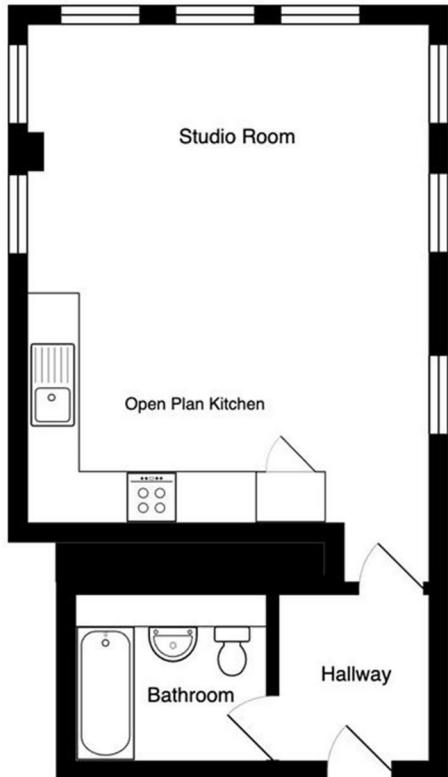
#### BATHROOM

**7'1" x 5'7" (2.17 x 1.71)**

Bath with mains shower, low level W/C, sink, heated towel rail, tiled floor, spotlights,

#### LEASE

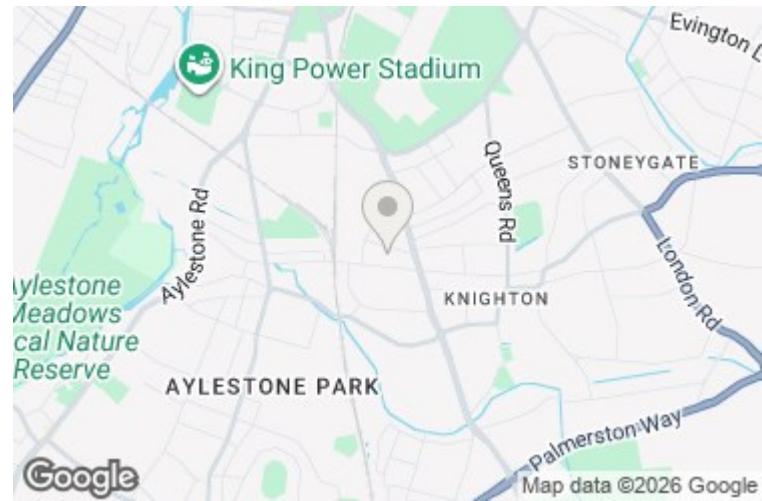
Managing Agents Rendall and Rittner  
Service Charge £1,266.67 paid every 6 months.  
Ground Rent £ 230.23 paid yearly.  
Lease 125 years commencing on 1 April 2015



Ground Floor

Total Area: 37.4 m<sup>2</sup> ... 402 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	

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	

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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

