



**£189,950**

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

- Purpose Built Block
- First Floor with lift access
- Kitchen
- Large Hallway
- Garage And Balcony
- Two Double Bedrooms
- Lounge/Diner
- Bathroom
- Leasehold with a Share Of Freehold
- EPC Rating C Council Tax Band B



A very SPACIOUS TWO DOUBLE BEDROOM apartment situated in this popular KNIGHTON COURT on Knighton Park Road.

The apartment is on the first floor with lift access and boasts large rooms, on entering you are greeted with a spacious hallway with all the rooms leading off it. There is a lounge/diner with access to a balcony, two double bedrooms fitted kitchen with a separate utility area and bathroom.

Knighton Court is set back from the road with communal gardens and a carriage driveway offering off street parking. This apartment benefits from having its own GARAGE.

Leasehold with a SHARE OF FREEHOLD and close to Victoria Park, Queens Road, Leicester station and the Universities.

#### COMMUNAL ENTRANCE

Communal front door with entry phone system, leading into communal entrance with lift and stairs access to all floors.



#### ENTRANCE HALLWAY

27'4" max x 7'5" (8.34 max x 2.28)

Front door, entry phone attached to wall, three built in storage cupboards, radiator.



#### LOUNGE/DINER

19'7" x 14'2" (5.98 x 4.32)

Picture rails, two radiators, double glazed window to side and rear aspects, double glazed door leading on to balcony facing side aspect.





### BEDROOM ONE

**13'8" x 10'5" (4.17 x 3.19)**

Radiator, double glazed window to front aspect.



### KITCHEN

**11'7" x 6'11" (3.55 x 2.11)**

Fitted units with worktops and tiled splashbacks, sink with drainer, built in electric induction hob with extractor above and oven below, Integrated dishwasher, space for fridge freezer, tiled floor.



### BEDROOM TWO

**11'3" x 9'5" (3.45 x 2.88)**

Double glazed window to front aspect, radiator.

### BUILT IN UTILITY AREA

**3'9" x 2'8" (1.15 x 0.82)**

Plumbing for W/M, double glazed window to front elevation.



### BATHROOM

**6'11" x 7'8" (2.13 x 2.36)**

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

### GARAGE

**16'8" x 8'0" (5.09 x 2.45)**

Located in a block at the rear, up and over door.

## OUTSIDE

The property is situated within delightful, well maintained grounds with sweeping in & out driveway, providing off road parking:

## LEASE DETAILS

Managing Agents: Butlin Property Services

Length of Lease: 999 years from 1st January 2008. 982 years remaining. Share of freehold.

Ground Rent: £70 (per annum)

Service Charges: £2306.21 (Bi-Annually) which includes heating and hot water



## 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.

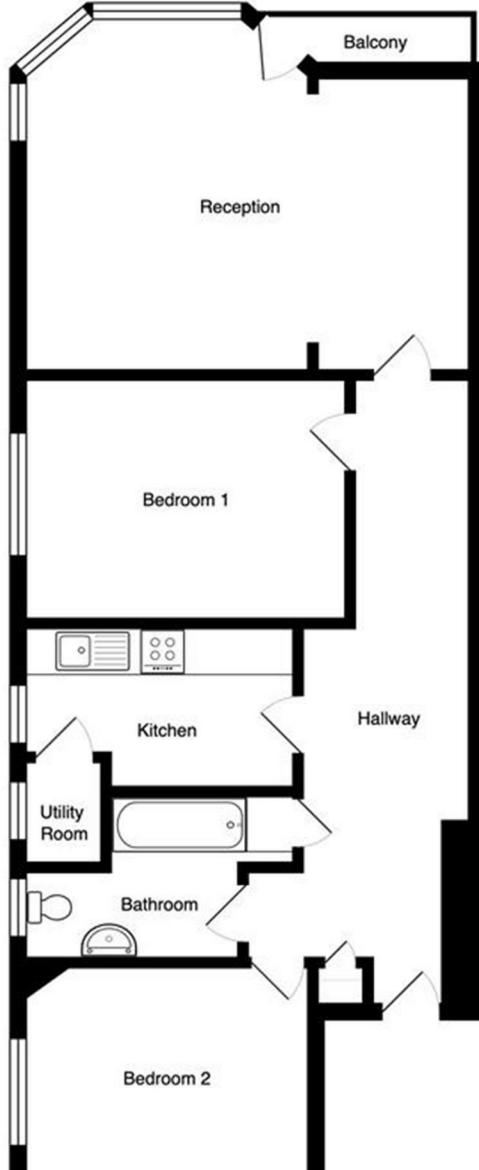
## VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

### Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm



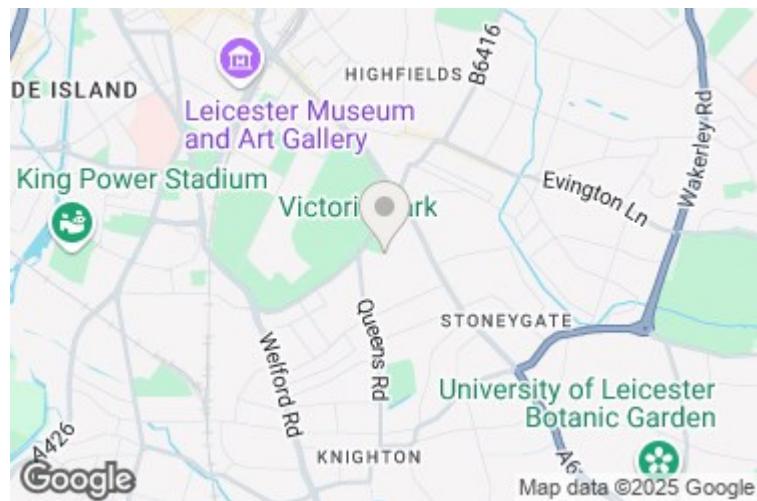
1st Floor

Total Area: 85.4 m<sup>2</sup> ... 919 ft<sup>2</sup> (excluding balcony)

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			
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	



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**THINKING OF SELLING?**



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- 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

