



Cash Buyers Only & Garage in Block



Guide Price £99,950

Tiffany Court, Albert Road, Stoneygate, Leicester, LE2 2AA

- TWO BED 2ND FLOOR FLAT
- Kitchen
- Bathroom
- Leasehold - 50 Years Remaining
- CASH BUYERS ONLY
- REFURBISHMENT REQUIRED
- Living Room
- ESH, DG, EPC F & C/Tax B
- Single Garage In Block
- NO UPWARD CHAIN



A TWO BED SECOND FLOOR FLAT REQUIRING FULL REFURBISHMENT & SINGLE GARAGE IN BLOCK

Ideally situated in the renowned city suburb of Stoneygate being well served for Leicester University, railway station and the fashionable Queens Road shopping parade with its array of specialist bars, bistros & boutiques. This spacious living accommodation **REQUIRES A FULL UPGRADE** in order to provide an ideal Investment Opportunity or comfortable home that briefly comprises, entrance hall, kitchen / diner, generous living room, two double bedrooms, bathroom and well-kept communal gardens, with residential parking and garage in block.

50 YEARS REMAINING ON LEASE | NO UPWARD CHAIN | CASH BUYERS ONLY



COMMUNAL ENTRANCE

Communal entrance with stairs to second floor:

SECOND FLOOR

ENTRANCE HALLWAY

Having useful built in storage cupboards (one containing meters), airing cupboard (with hot and cold tanks), wood flooring and electric radiator:



FITTED KITCHEN

12'0" x 7'10" (3.68 x 2.41)

Fitted with a range of base and wall units with work surface over, including stainless sink unit and tiled splashbacks, space for appliances & double glazed window to front elevation:



SPACIOUS LIVING ROOM

15'9" x 14'" (4.80m x 4.27m)

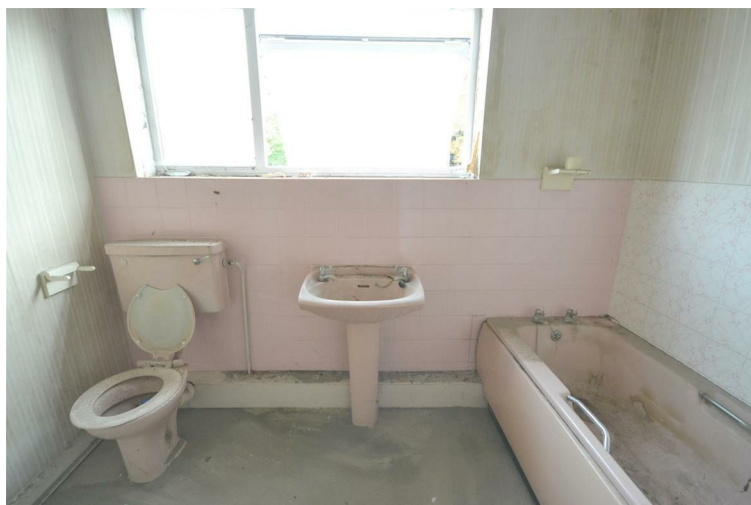
Electric radiator and double glazed window to rear elevation:



BEDROOM ONE

15'9 x 12'8 (4.80m x 3.86m)

Having built in wood veneer style sliding wardrobes, electric radiator and double glazed window to rear elevation:



BATHROOM

8'9 x 6'5 (2.67m x 1.96m)

Fitted with a three piece suite comprising low level wc, pedestal sink & panelled bath electric radiator and double glazed opaque window to front elevation:



BEDROOM TWO

13'2 x 9'6 (4.01m x 2.90m)

Having built in wardrobes, electric radiator and double glazed window to front elevation:



GARAGE IN BLOCK No 6

Garage No 6 in block:



OUTSIDE

The property is set in well maintained grounds with driveway and residential car parking.

LEASE DETAILS

Management Company: HML PM Ltd

Length of Lease: 99 years from 1st November 1974

Flat & Garage Title No LT69530

Remaining: 50 years

Service Charges: £175.87 p/q (upto 24/12/23) (incl. Building Insurance)

Ground Rent: £195.28 p/a

Council Tax: Band B

Freeholders Green Brothers (Builders) Ltd

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.

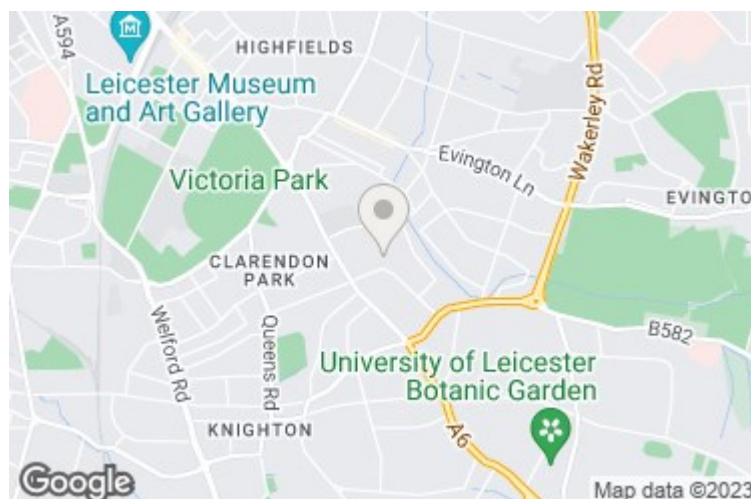
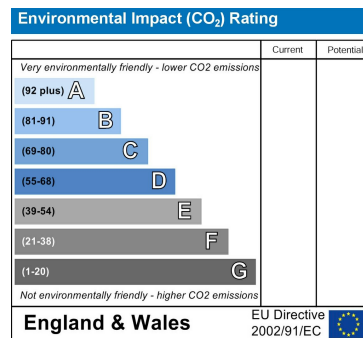
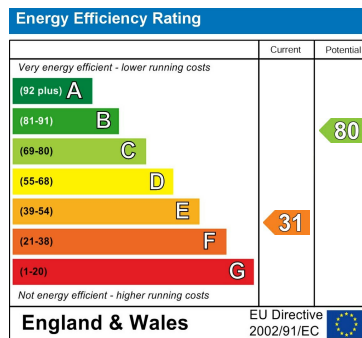
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5.30pm,

Saturday 9am - 4pm,



Barkers

Est.1985

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

