SALES
LETTINGS
MORTGAGES
MANAGEMENT

Barkers Est.1985

Guide price £110,000-£120,000

Elmfield Avenue, Stoneygate, Leicester, LE2 1RD

- Spacious Apartment
- Ground Floor
- Kitchen
- Communal Gardens
- Leasehold
- One Double Bedroom
- Lounge
- Bathroom
- Private Parking
- EPC Rating D Council Tax Band A

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79 Queens Road, Clarendon Park, Leicester, LE2 1TT
T: 0116 2709394 queensroad@barkers1985.com

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First time buyer opportunity

A spacious ONE DOUBLE BEDROOM apartment situated on the GROUND FLOOR of this small block in STONEYGATE.

The apartment briefly comprises a porch, entrance hall, lounge, kitchen, bedroom and bathroom.

Benefiting from COMMUNAL GARDENS and PARKING available at the front of the block.

Well located just off London Road and close to Leicester City Centre, Train Station, Leicester University, Royal Infirmary, and Victoria Park.

Viewing Highly Recommended

PORCH
9'10" x 3'8" (3.02 x 1.14)
Front door, power point, windows to front aspect, double glazed door into,

HALLWAY
L shaped, radiator, two built in cupboards.

LOUNGE
14'7" x 12'4" (4.46 x 3.77)
Radiator, double glazed window to rear aspect.

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KITCHEN
12'4" x 6'7" (3.78 x 2.02)
Fitted units with worktops, boiler, sink with drainer, plumbing for washing machine, four ring gas hob oven and extractor, part tiled walls, space for fridge freezer, double glazed window to rear aspect.

BEDROOM
15'4" x 9'2" (4.69 x 2.80)
Radiator, window to rear aspect.

BATHROOM
7'3" x 5'10" (2.22 x 1.80)
Bath with electric shower, low level W/C, wash hand basin, radiator, part tiled walls, frosted double glazed window to front aspect.

COMMUNAL GARDENS

LEASEHOLD
From and including 1 August 2009 until and including 31 July 2163
120 Years Remaining
Managing Agents Butlins
Service Charge £1297.24 Per Annuum.
Ground Rent £15 Per annuum
The freeholder is ELMFIELD GARDENS LIMITED. The leaseholders are the directors and shareholders of this limited company.

PARKING
Parking available to the front of the building.

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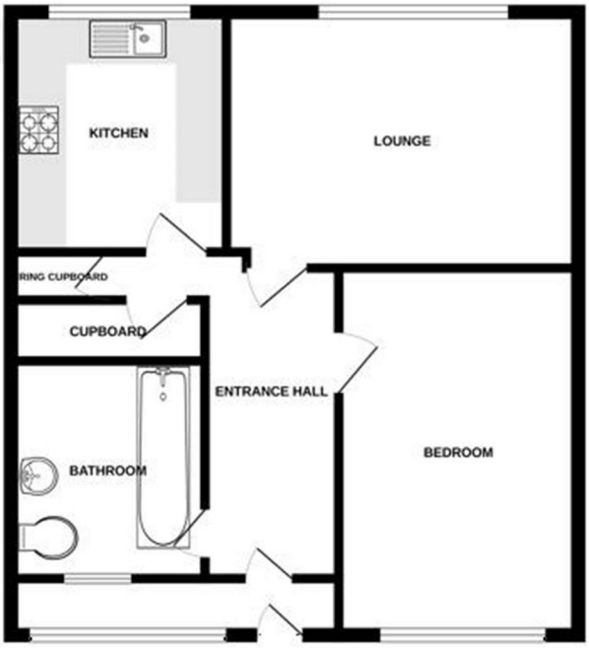
The fee is non-refundable and paid directly to Moverly. We receive a portion of this fee for facilitating the checks



FREE VALUATION

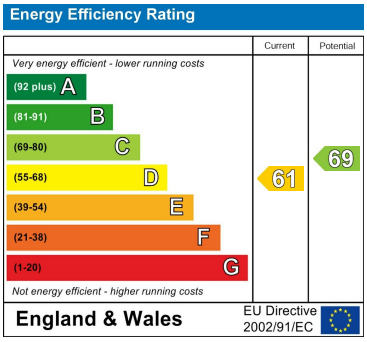
Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394

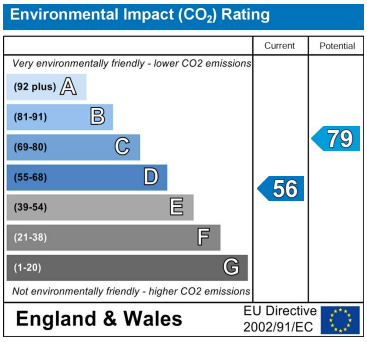
GENERAL REMARKS

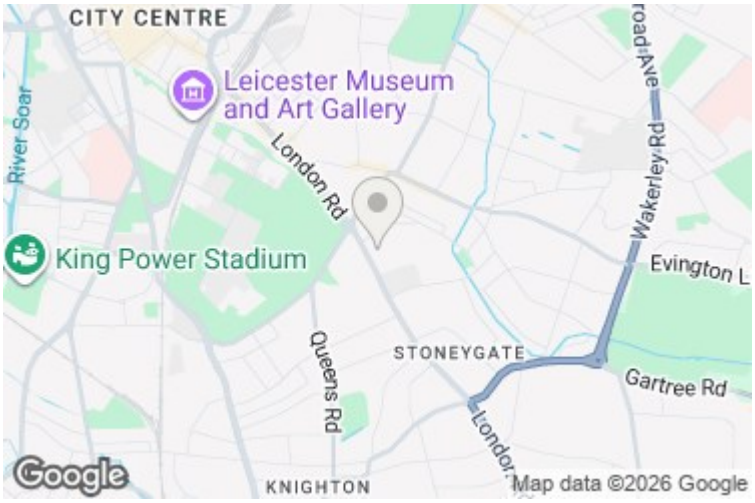
We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents 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.
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.







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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

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