



Asking Price £220,000

Stoneygate Court, Stoneygate, Leicester, LE2 2AJ

- Two Bedroom
- L'shaped lounge diner
- Bathroom
- Lift
- Leasehold
- Balcony
- No Chain
- Seperate W/C
- First Floor Apartment
- EPC Rating C / Council Tax Band C



A beautifully presented TWO DOUBLE bedroom apartment located on the FIRST FLOOR of this SOUGHT AFTER block in STONEYGATE.

The apartment briefly comprises a porch, entrance hall, spacious lounge with BALCONY, dining room, kitchen, two bedrooms, bathroom with separate shower cubicle and separate W/C.

Stoneygate Court has well maintained COMMUNAL GARDENS and PARKING.

The apartment is offered for sale with NO UPPER CHAIN and early viewing is recommended.

INNER HALL

Front door, door leading into:

ENTRANCE HALL

Entry phone attached to wall, built in cupboard:



OTHER ASPECT



LIVING AREA

22'3" x 11'6" (6.80 x 3.53)

Built in cupboard, radiator, laminate flooring, double glazed windows and pair of opening doors onto the balcony to side aspect:



BALCONY

10'5" x 3'7" (3.19 x 1.10)

Facing side aspect overlooking the communal gardens:



DINING AREA

14'11" x 10'1" (4.56 x 3.09)

Radiator, laminate flooring, double glazed window to side aspect:



BEDROOM ONE

15'9" x 11'10" (4.81 x 3.63)

Built in cupboard, coving, radiator, double glazed window to rear and side aspects.



FITTED KITCHEN

10'0" x 7'4" (3.06 x 2.26)

Fitted units with worktops and tiled splash backs, sink with drainer, freestanding electric cooker, integrated dishwasher, plumbing for washing machine, space for fridge freezer, double glazed window to side aspect:



BEDROOM TWO

13'0" x 9'11" (3.98 x 3.04)

Coving, radiator, double glazed window to side and rear aspects:

WC

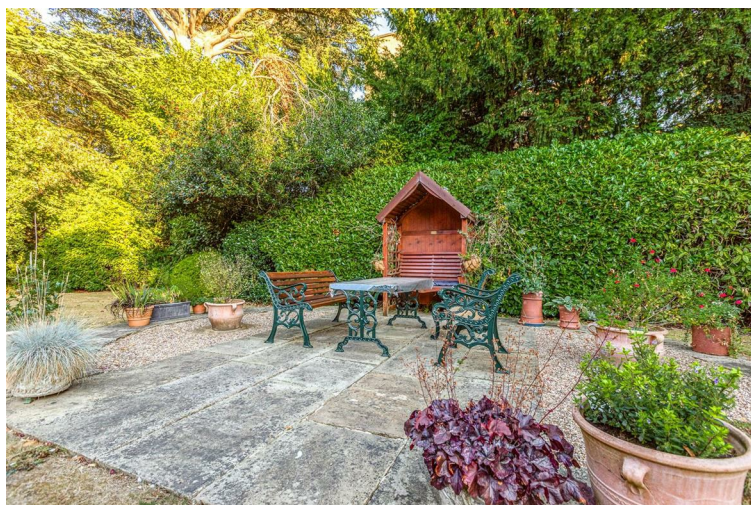
Low level W/C, wash hand basin, part tiled walls, double glazed window to rear aspect:



BATHROOM

7'10" x 5'6" (2.39 x 1.68)

Bath, vanity unit, heated towel rail, corner shower with mains shower:



LEASE DETAILS

Managing Agents Butlins

Lease 999 years from 1st January 2007.

Service Charge £1910.73 half yearly, which includes your heating and hot water and a site manager

Ground Rent £25 per annum

A contribution of £280 per half year which goes towards a reserve fund.

DISCLAIMER

Some of the photos in these particulars have 'virtual staging' with furniture added:

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



OUTSIDE

Stoneygate Court has beautifully maintained communal gardens for the residents use and parking



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.

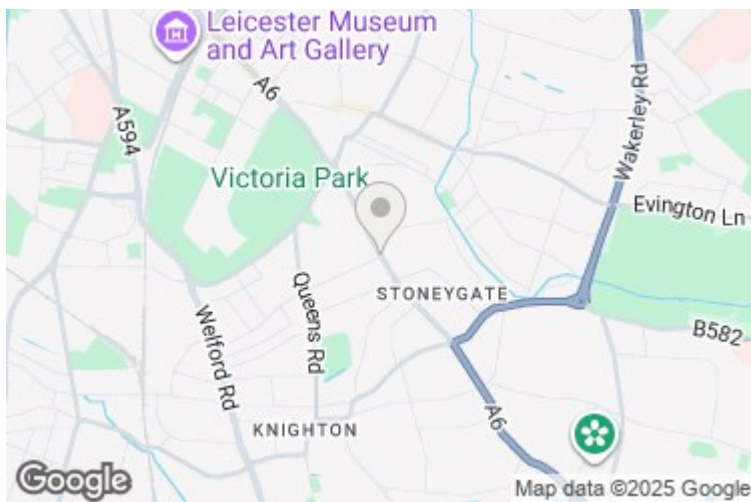
Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(82 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	



First Floor

Total Area: 101.4 m² ... 1092 ft² (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.

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

