



**Asking Price £120,000**

**Quainton Road, Leicester, LE2 7AT**

- Self Contained - One Bedroom
- Lounge
- Bathroom
- EPC Rating C
- Leasehold
- Ground Floor Apartment
- Open Plan Kitchen
- Garden
- Council Tax Band B
- Parking Space



A lovely SELF CONTAINED ONE BEDROOM, GROUND FLOOR apartment with own PRIVATE GARDEN and PARKING.

Well located to the City Centre, Leicester University, De Montfort University as well as the Leicester Royal Infirmary Hospital.

The apartment is accessed via its own front door and comprises of a hallway, lounge with open plan kitchen bedroom and a bathroom.

There is a nice garden at the rear accessed via the lounge and to the front you have your own private parking space.

The flat is currently rented out on a periodic tenancy achieving £724.50 PCM.

Would suit a FIRST TIME BUYER or INVESTOR

Viewing is recommended - CALL BARKERS NOW ON 0116 2709394



#### ENTRANCE

**14'7" x 4'11" (4.45 x 1.50)**

Front door, radiator, built in cupboard.



#### LOUNGE AREA

**15'10" x 15'5" (4.85 x 4.70)**

Spotlights, radiator, double glazed doors to rear aspect opening onto own private garden.



#### OPEN PLAN KITCHEN

**9'6" x 4'1" (2.90 x 1.25)**

Fitted units with worktops and splashbacks, 'Glow Worm' boiler, sink with drainer, plumbing for W/M and D/W, four ring gas hob, oven and extractor, integrated fridge freezer, tiled floor.



#### BEDROOM

**10'7" x 9'8" (3.23 x 2.96)**

Radiator, double glazed window to front aspect.



#### OUTSIDE

Own private garden laid to lawn. metal gate to rear leading to communal areas.

To the front of the property you have an off street parking space.

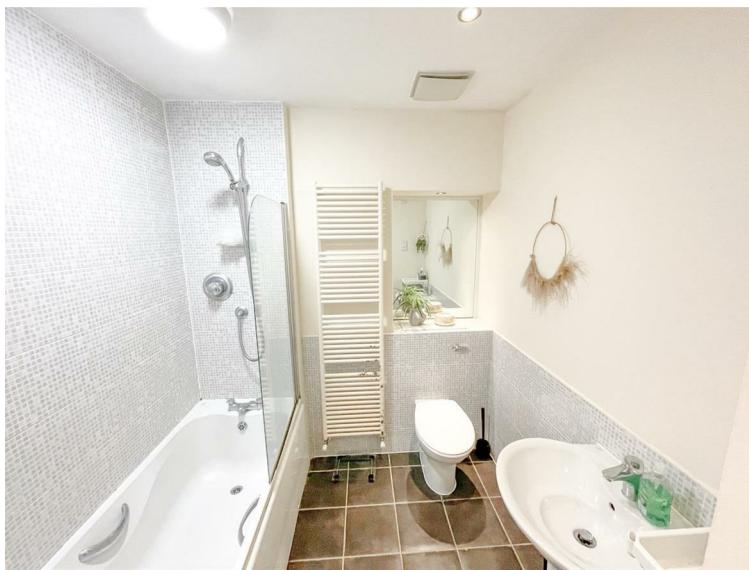
#### LEASE

155 Years from 1st January 2003 132 Years Remaining.

Service Charge £392.87 Per Quarter.

Ground Floor £200pa

Managing Agents Premier Estates.



#### BATHROOM

**9'6" x 6'10" (2.90 x 2.09)**

Bath with mains shower, pedestal wash hand basin, low level W/C, heated towel rail, tiled floor and part tiled walls, built in cupboard.



#### 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.

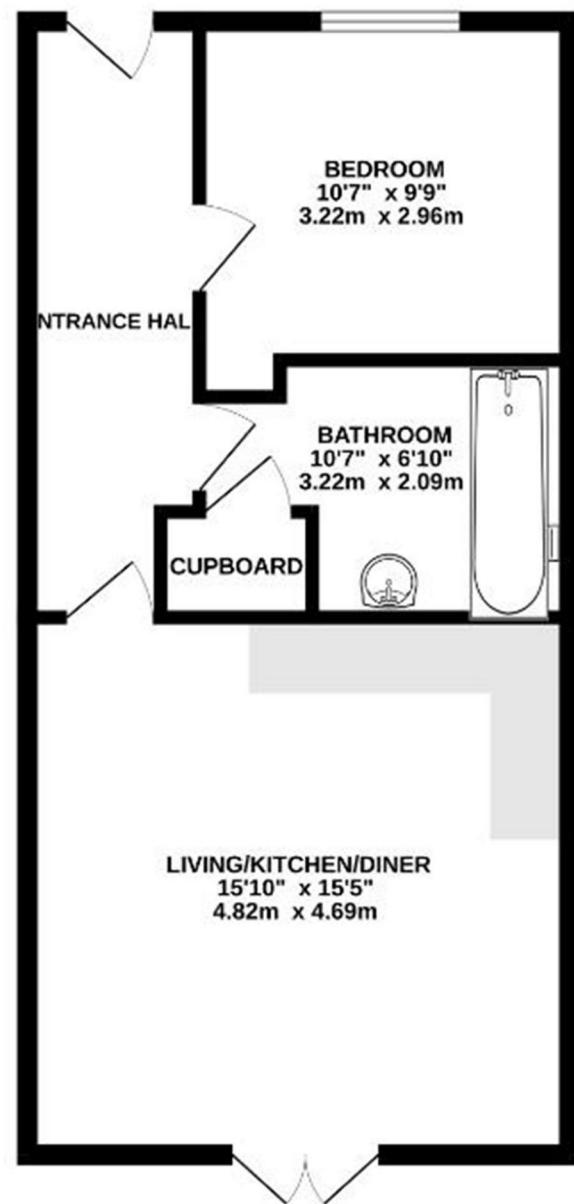
#### VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

#### Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm



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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



# Est.1985 **Barkers**

**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

