



Guide Price: £150,000 to £160,000

Lyndhurst Court, London Road, Stoneygate, Leicester, LE2 2AP

- Fourth Floor Apartment
- Spacious Lounge / Dining Room
- Bathroom Suite & Shower
- Single Garage in Block
- No Upward Chain
- Integrated Fitted Kitchen
- Two Double Bedrooms
- DG, GCH, EPC C, C/Tax B & Leasehold
- Ideal FTB or Investment Opportunity
- Extended 138 Year Long Lease



GUIDE PRICE: £140,000 TO £150,000

EXTENDED 138 YEAR LEASE | A WELL APPOINTED & ATTRACTIVE TWO BED FOURTH FLOOR APARTMENT ideally situated in the sought after city suburb of Stoneygate, being well served for Leicester University, the City Centre & the fashionable Queens Road shopping parade in neighbouring Clarendon Park with its array of specialist bars, bistros & boutiques. This immaculately presented accommodation offers both modern & spacious living, providing a comfortable starter home or buy to let investment & briefly comprises, generous sized lounge/diner, integrated fitted kitchen, two double bedrooms and bathroom suite with shower, offering panoramic views and access to communal gardens, single garage and residents' parking Long Lease 138 Years remaining EARLY VIEWING HIGHLY RECOMMENDED | NO UPWARD CHAIN



PROPERTY INFORMATION

The property has stunning views to the East of the City and benefits from an extended long lease and garage in block:

COMMUNAL ENTRANCE HALL

Accessed via intercom entry system, lift and stairs leading to fourth floor:

FOURTH FLOOR

ENTRANCE HALL

Intercom system, useful built-in cupboards to recess and radiator:



FITTED KITCHEN

12'10" x 6'10" (3.91 x 2.08)

Comprising a matching range of light oak base, wall & drawer units with granite style roll top work surfaces over, incorporating sink unit & drainer and finished with a ceramic tiled surround. Having integrated stainless steel electric oven, halogen hob & extractor chimney, integral dishwasher, fridge/freezer, plumbing for washing machine & concealed 'Worcester' boiler. Retaining original serving hatch, wood effect vinyl flooring & double glazed window to rear elevation:



LOUNGE / DINER

14'11" x 12'11" (4.55 x 3.94)

Period ceiling coving, two radiators, dual aspect double glazed windows to side & front elevations:



MASTER BEDROOM ONE
14'2" x 11'11" (4.32 x 3.63)

Featuring a matching range of built-in double wardrobes with overhead storage, radiator & double glazed window to front elevation:



BEDROOM TWO
12'2" x 9'5" (3.71 x 2.87)

Comprising a matching range of maple fitted wardrobes with overhead storage, radiator & double glazed window to front elevation:



BATHROOM SUITE
12'1" x 4'9" (3.68 x 1.45)

Fitted with a modern three piece suite comprising panelled bath with Electric 'Triton' shower over, shower screen, flush fitting wc, wash hand basin fitted to vanity unit with razor point, decorative part tiled surround, wood effect vinyl flooring, radiator & double glazed window to rear elevation:



OUTSIDE

Offering panoramic views of the city, well maintained communal gardens with pathway leading to London Road, garage in block and residents parking:



GARAGE

Garage number 19 in block:



LEASE DETAILS

Lease Details: Commenced 1/1/1973 to 31/12/61

Remaining: 138 years

Management Company: Roy Green

Service Charges: £879 per/6 mths

Including: Building Insurance / Sinking Fund / Communal Cleaning / Communal Gardening / Annual service of lift / daily caretaker (rubbish removal from flat)

Ground Rent: £25.00 p/a

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

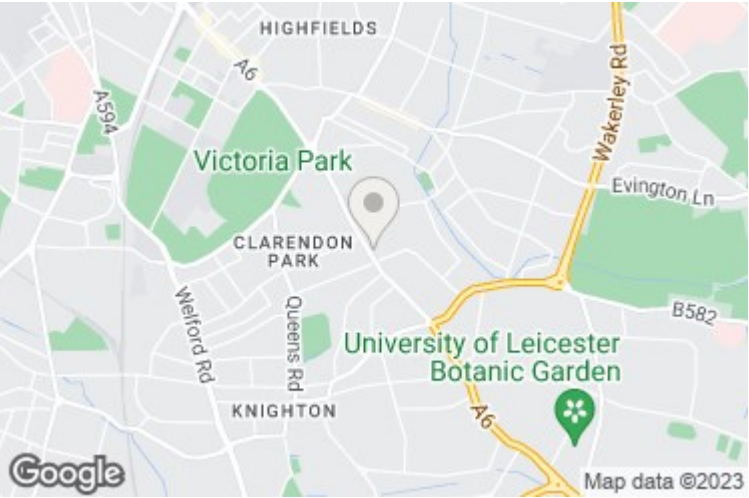
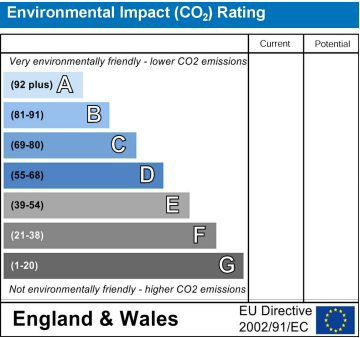
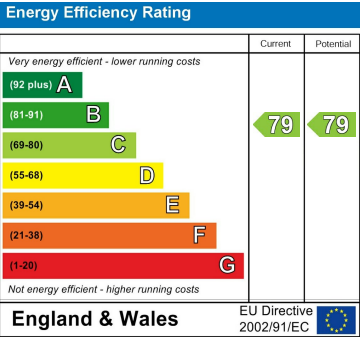
Viewing strictly by appointment through Barkers Estate Agents.

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

