



## Offers Around £225,000

### Knighton Park Road, Leicester, LE2 1ZA

- Purpose Built Block
- Lounge-Diner
- Bathroom
- Leasehold
- Balcony
- Two Double Bedrooms
- Open Plan Kitchen
- EPC Rating C
- Gated Development
- Council Tax Band C





A truly lovely and well presented TWO DOUBLE BEDROOM apartment located in this modern GATED development, in STONEYGATE.

Situated on the GROUND FLOOR of this sought after block and benefiting from its OWN BALCONY.

The flat briefly comprises a spacious hallway, lounge-diner, open plan fitted kitchen, two bedrooms and a bathroom.

The apartment is accessed via electronic gates leading into a PRIVATE CAR PARK for residents.

Stoneleigh is very well situated for Leicester City Centre, Leicester University and LRI. Just minutes walk from the ever popular Queens Road with its array of boutique restaurants and coffee shops and walking distance to Leicester Rail Station.



#### LOUNGE-DINER

**24'3" max x 13'8" (7.41 max x 4.19)**

Electric Fire, three wall mounted electric heaters, video entry system, double glazed windows to rear aspect, pair of double glazed doors to rear opening onto private balcony facing rear elevation.



#### ENTRANCE HALL

Wooden front door, fuse box attached to wall, wall mounted electric heater, built in cupboard housing the 'Mega Flo' system.



#### OTHER VIEW



#### **OPEN PLAN KITCHEN**

**10'4" x 6'0" (3.17 x 1.84)**

Fitted units with black granite worktops and matching splashbacks, undermount sink, integrated fridge freezer, washing machine and dishwasher, electric induction hob with oven and extractor, tiled floor, spot lights.



#### **BEDROOM ONE**

**11'5" x 10'0" (3.50 x 3.06)**

Fitted wardrobe with sliding mirrored door, wall mounted electric heater, double glazed window to side aspect.



#### **OTHER ASPECT**



#### **BEDROOM TWO**

**10'0" x 8'9" (3.06 x 2.69)**

Fitted wardrobe with sliding mirrored door, wall mounted electric heater, double glazed window to side aspect.





### BATHROOM

**7'5" x 6'4" (2.27 x 1.94)**

Bath with mains shower, pedestal wash hand basin, low level, W/C, heated towel rail, part tiled walls, tiled floor, spotlights,



### 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



### BALCONY

**11'6" max x 5'8" max (3.53 max x 1.75 max)**

Facing the rear of the block, paved flooring, light, having metal railings all around.

### LEASEHOLD

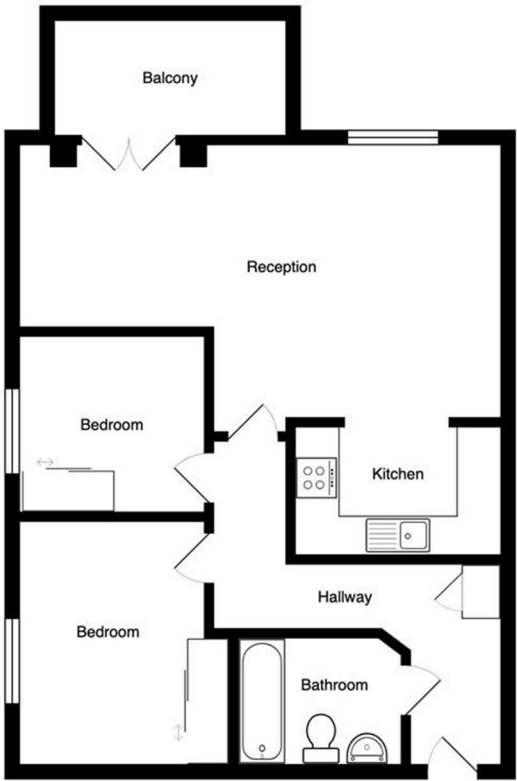
Lease 125 Years from 1st January 2005. 105 Years Remaining

Service charge £1.679.27 PA.

Ground Rent £ 250 PA.

### FREE VALUATION

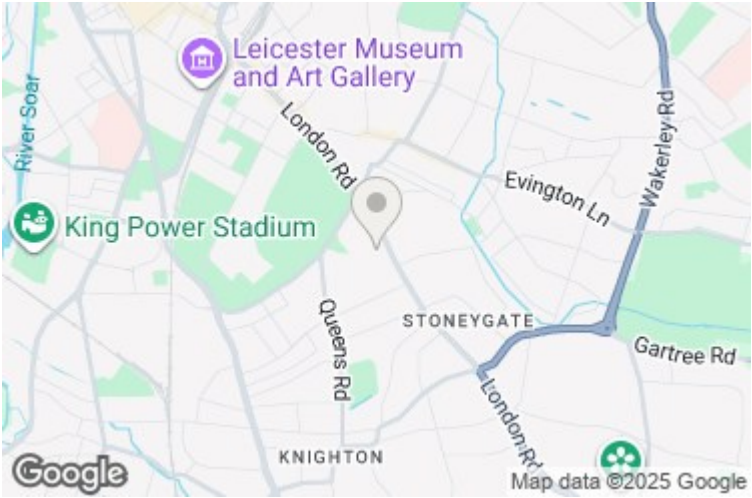
Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394



Ground Floor

Total Area: 77.8 m² ... 837 ft²

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.



| 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 CO2 emissions |                         |           |
| (92 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 |           |

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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

