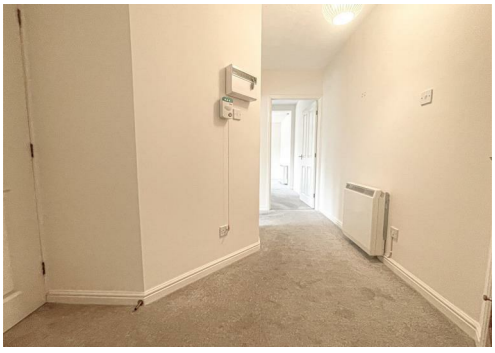
SALES
LETTINGS
MORTGAGES
MANAGEMENT

Barkers Est.1985



Asking Price £140,000

Avenue Road, Stoneygate, LE2 3ET

- Over 55's apartment
- First Floor
- Allocated parking
- EPC Rating C Council Tax Band B
- No Upper Chain
- Two Bedrooms
- Lounge
- Conservation Area
- Quiet Central Location
- Leasehold

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

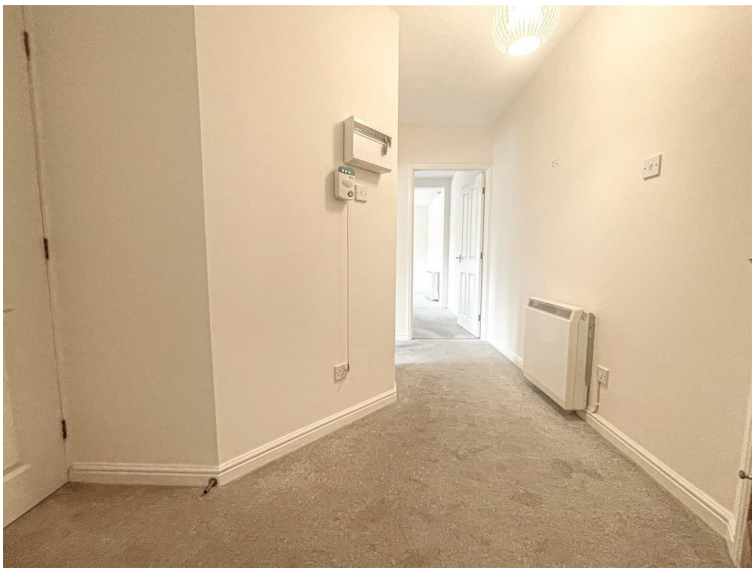
A TWO BEDROOM over 55's apartment located on the FIRST FLOOR situated at the bottom of a CUL DE SAC in STONEYGATE.

Located in a small block of just 14 apartments and offered for sale with NO UPPER CHAIN.

The flat briefly comprises an entrance hall, kitchen, lounge, two bedrooms and a shower room.

Benefiting from COMMUNAL GARDENS and ALLOCATED PARKING SPACE.

COMMUNAL ENTRANCE
Secure coded entry system, stairs to first floor.



ENTRANCE HALL
Front door, electric heater, alarm, pull cord assistance, built in cupboard housing water tank.

LOUNGE
11'9" x 8'10" (3.59 x 2.70)
Electric heater, double glazed window to rear aspect.

KITCHEN
14'9" x 7'3" (4.52 x 2.22)
Fitted units with worktops and tiled splash backs, sink with drainer, four ring electric hob with oven and extractor, plumbing for washing machine, space for fridge freezer, double glazed window to rear aspect.

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OTHER ASPECT

BEDROOM TWO
10'8" x 7'1" (3.26 x 2.18)
Electric heater, double glazed window to rear aspect.

BEDROOM ONE
14'6" x 8'2" (4.42 x 2.49)
Fitted wardrobe, electric heater, double glazed window to rear aspect.

SHOWER ROOM
6'1" x 5'11" (1.87 x 1.82)
Walk in shower with electric shower, low level W/C, pedestal wash hand basin, part tiled walls, frosted double glazed window to rear aspect.

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OUTSIDE

The property is situated within well maintained and attractive communal grounds with allocated private residential parking, rotary drying area & secure entry system. Residents' can also participate in activities / lunches and social evenings at the neighbouring Vernon House

PARKING

Allocated parking space located to the rear.

COMMON AREA

Located on the first floor.

LEASEHOLD

Managing Agents: Premier Estates Ltd
Length of Lease:125 years from 1st January 2002
Remaining: 102 years
Service Charges: £2408 Per Annum.
Ground Rent: £589 Per Annum.
Building Insurance: Included

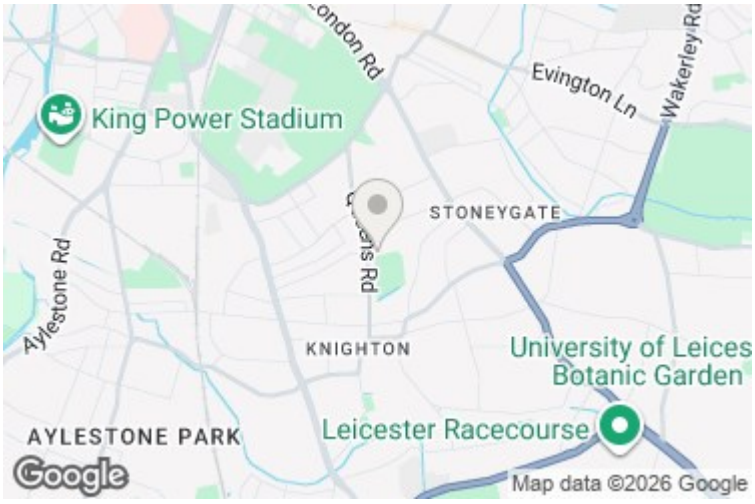
FREE VALUATION

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

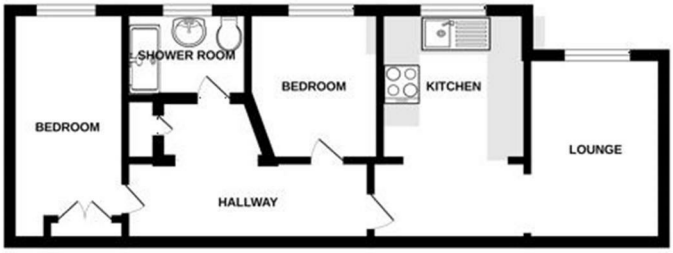
We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents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

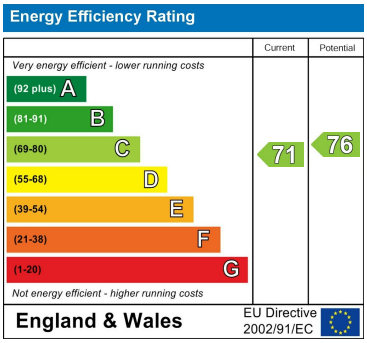
Monday to Friday 9am -5pm
Saturday 9am - 4pm

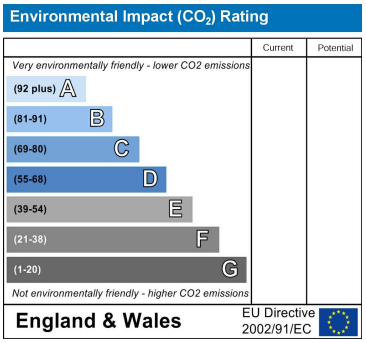


AML DISCLAIMER

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







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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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