SALES
LETTINGS
MORTGAGES
MANAGEMENT

Barkers Est.1985

Asking Price £200,000

55 Carisbrooke Road, Stoneygate, Leicester, LE2 3PF

- Two Double Bedrooms
- Lounge
- First Floor
- Council Tax Band B
- Gas central heating
- Parking Space and Garage
- Kitchen
- Leasehold
- EPC Rating C
- Double glazed

A well presented TWO DOUBLE BEDROOM first floor apartment located in the highly regarded suburb of STONEYGATE.

Carisbrooke Court is a small block located on Carisbrooke Road and well located for Queens Road shopping parade, Leicester City Centre, and Leicester University.

The apartment briefly comprises an entrance hall, lounge, kitchen and two bedrooms, benefiting from a garage.

Delightful Views overlooking Carisbrooke Road Tennis Courts.

The apartment is currently rented out until the 19th January 2025 and is achieving £900 per calendar month.

ENTRANCE HALL
Front door, entry phone, access to loft, built in cupboard, radiator.

LOUNGE
16'4" to bay x 13'3" (4.99 to bay x 4.06)
Radiator, double glazed window to front aspect.

KITCHEN
12'11" max x 9'10" (3.95 max x 3.00)
Fitted units with worktops and tiled splashbacks, sink with drainer, 'Vaillant' boiler, four ring gas hob, oven and extractor, integrated fridge, integrated freezer, and integrated dishwasher, radiator, double glazed window to front aspect.

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T: 0116 2709394 queensroad@barkers1985.com

BEDROOM ONE
14'6" x 10'3" (4.43 x 3.14)
Fitted wardrobe, radiator, double glazed window to rear aspect.

BEDROOM TWO
12'11" x 12'10" (3.94 x 3.92)
Fitted wardrobe, radiator, double glazed window to rear aspect.

BATHROOM
9'6" x 6'7" (2.92 x 2.01)
Bath, shower cubicle with mains shower, low level W/C, pedestal wash hand basin, built in cupboard, part tiled walls, radiator, frosted double glazed window to rear aspect.

LEASEHOLD
157 Years from 6th April 2016 148 Years Remaining
Property Management HML
Service Charge £1741.60 Per Year.

GARAGE
Located at the rear of the building and is the first one next to the flats.

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

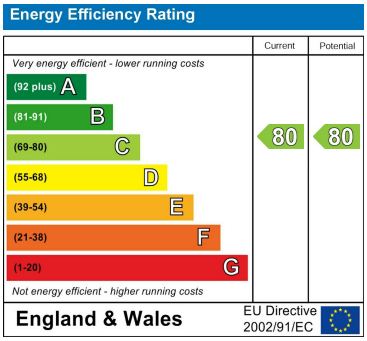
Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

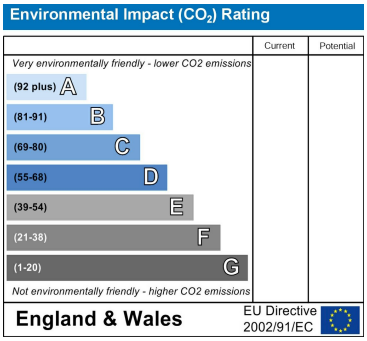
MORTGAGES

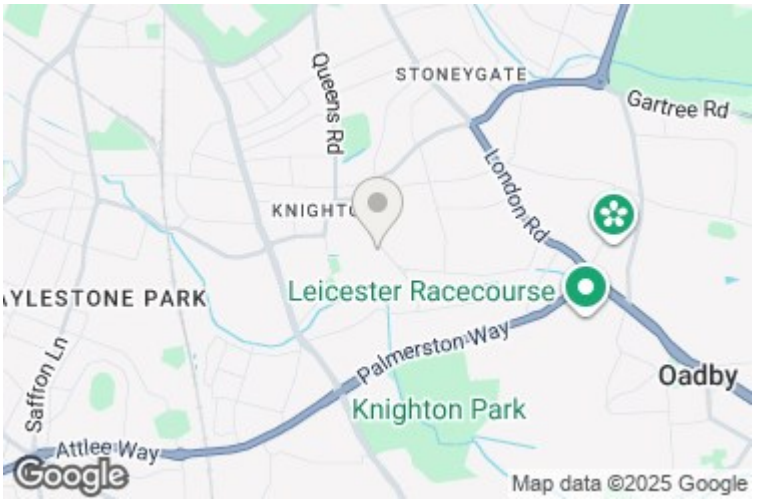
Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

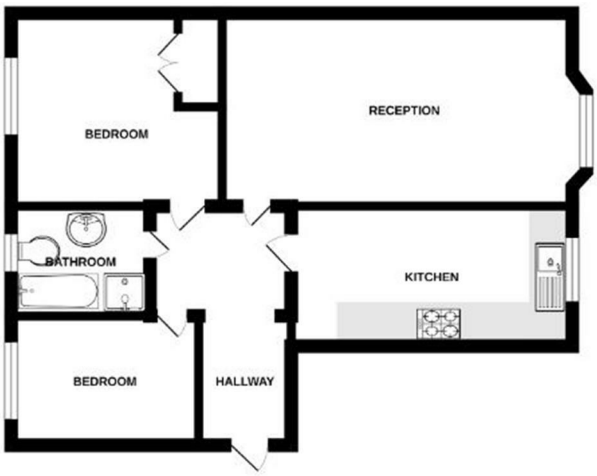
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.
Hours of Business:
Monday to Friday 9am -5pm
Saturday 9am - 4pm









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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