



## Asking Price £220,000

**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.



#### LOUNGE

**16'4" to bay x 13'3" (4.99 to bay x 4.06)**

Radiator, double glazed window to front aspect.



#### ENTRANCE HALL

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



#### 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.



**BEDROOM ONE**

**14'6" x 10'3" (4.43 x 3.14)**

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.



**BEDROOM TWO**

**12'11" x 12'10" (3.94 x 3.92)**

Fitted wardrobe, radiator, double glazed window to rear aspect.



**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.

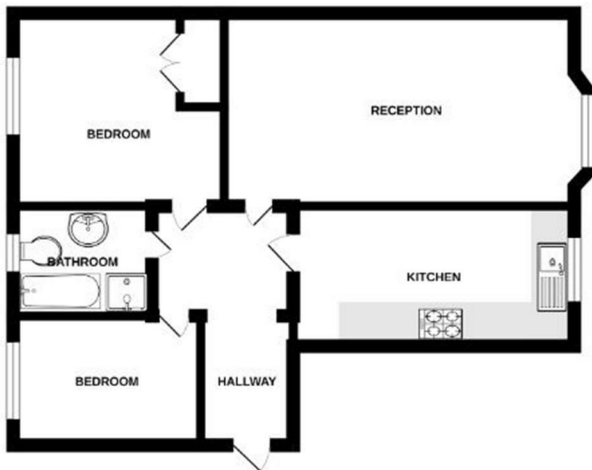
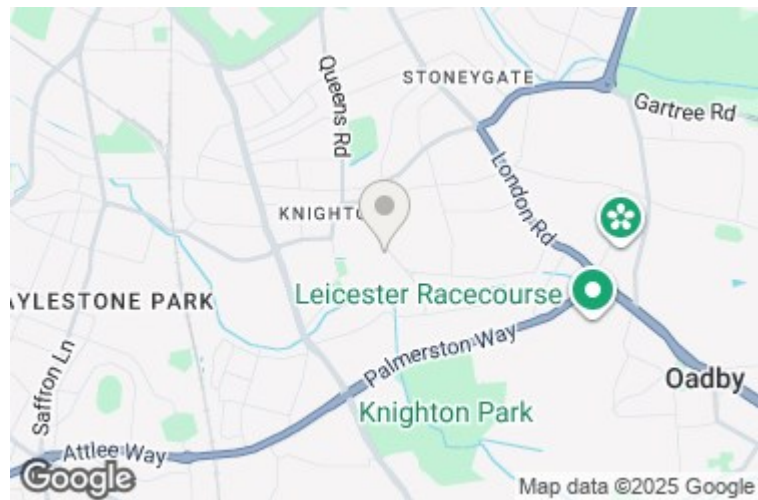
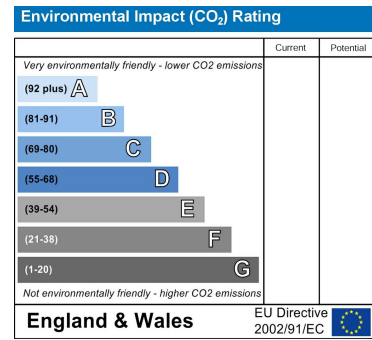
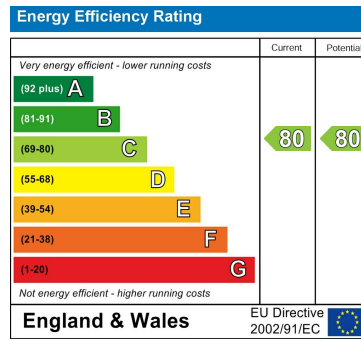
**VIEWING TIMES**

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm



# 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

