



Price Guide £140,000 - £150,000

St. James Road, Leicester, LE2 1HQ

- Three Bedroom Apartment
- Conservation area
- Council Tax Band A
- Leasehold
- Shower Room
- Conversion
- Detached Single Garage
- EPC Rating C
- Open Plan Lounge/Kitchen
- Convenient Location



Guide Price £140,000 - £150,000

A great opportunity to purchase this spacious 2/3 BEDROOM converted flat on the FIRST FLOOR of this period building.

The flat briefly comprises an open plan lounge/kitchen, 2/3 bedrooms and a shower room.

The apartment benefits from a DETACHED SINGLE GARAGE and well located just off LONDON ROAD.

Walking distance from LEICESTER TRAIN STATION and opposite to VICTORIA PARK.

Garage rented out separately Producing £90 Per Calendar Month.



LOUNGE / KITCHEN

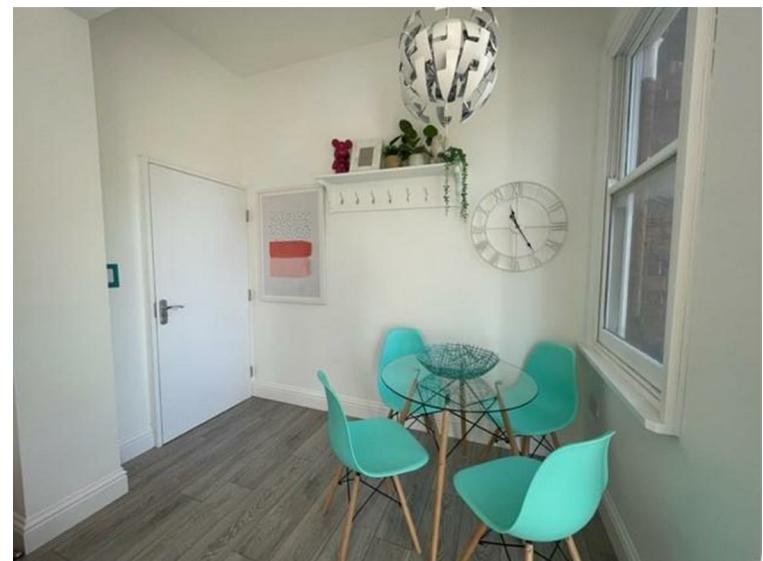
20'2" max x 12'7" to bay (6.15 max x 3.84 to bay)

Front door, coving, window bay window to front aspect, window to side and front elevation, radiator.



KITCHEN AREA

Fitted units with worktop, sink with drainer, electric hob oven and extractor, spotlights.



OTHER ASPECT



INNER HALL

Radiator, spotlights.



BEDROOM TWO

10'11" x 8'3" (3.34 x 2.54)

Radiator, double glazed window to rear aspect.



BEDROOM ONE

11'5" x 11'3" max (3.50 x 3.44 max)

Radiator, double glazed window to side aspect.

STUDY/ BEDROOM THREE

10'6" x 5'2" (3.21 x 1.60)

Radiator, window to side aspect.



SHOWER ROOM

10'11" x 4'8" (3.33 x 1.43)

Shower with electric shower, low level W/C, sink with vanity unit, plumbing for washing machine, heated towel rail, tiled floor, part tiled walls, spot lights, frosted window to side aspect.

LEASE

Leicester city council management company

125 Years for 24th April 1988

Service Charge £648 Per Year.

Ground Rent £12 Per Year.



GARAGE

Up and over door.

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.

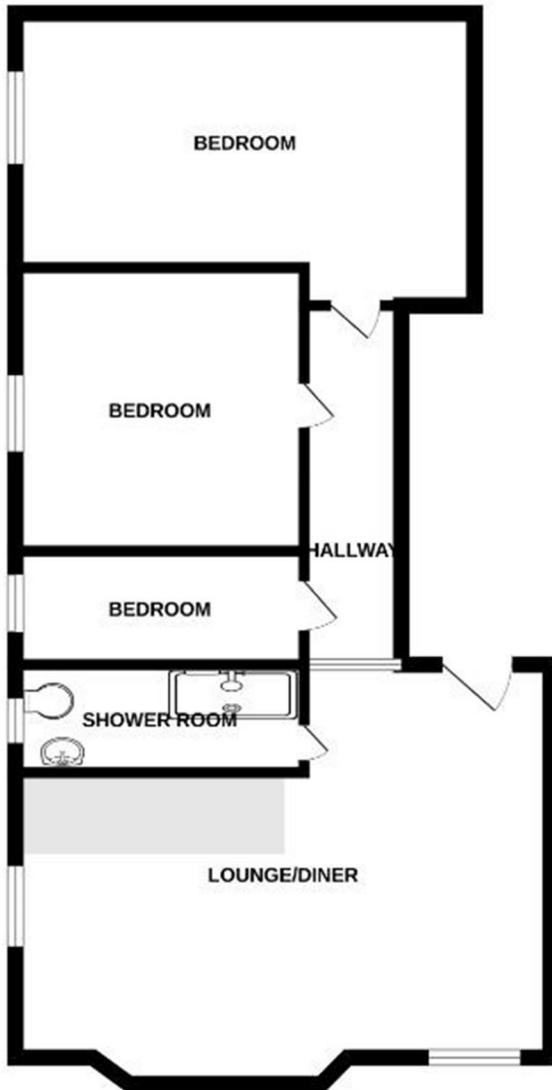
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Est.1985 **Barkers**

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

