



22 Halls Court
Stoney Stanton
LEICESTER
LE9 4TJ

Energy rating

E

Valid until
7 November 2031

Certificate number
4100-1157-0022-6109-3893



- Central Village Location
- uPVC Double Glazing
- Garage
- Spacious Accommodation

22 Halls Court, Stoney Stanton, Leicestershire, LE9 4TJ

£145,000

Wright & Wright are pleased to be able to offer for sale this spacious two bedroom flat within the heart of the village of Stoney Stanton, with all local amenities a short walk away. uPVC double glazing and heating. Entrance hall/study area, inner hall, spacious living room, fitted kitchen, utility area. Two double bedrooms, refitted shower room. Garage. Communal areas including gardens, drying area and further parking.

Property Description

Entrance Hall

having uPVC double glazed window, ceiling light point, walk in utility area with power and vent for dryer.

Living Room

17' 7" x 13' 7" (5.36m x 4.14m) having uPVC double glazing, two ceiling light points, two storage heaters, television aerial point.

Fitted Kitchen

9' 6" x 8' 8" (2.89m x 2.64m) having uPVC double glazing, ceiling light point, storage heater, tiled flooring, range of matching wall, base and display units with work surfaces over, 1 1/4 bowl drainer sink unit with mixer taps, electric hob, oven and extractor.

Inner Hall

having ceiling light point, built in airing cupboard with further storage.

Bedroom One

13' 7" x 10' 1" (4.14m x 3.07m) having uPVC double glazed window, ceiling light point, electric storage heater and double wardrobe built in.

Bedroom Two

13' 7" x 8' 9" (4.14m x 2.66m) having uPVC double glazed window, ceiling light point, electric storage heater and double wardrobe built in.

Refitted Fully Tiled Shower Room

7' 7" x 5' 4" (2.31m x 1.62m) having uPVC double glazed window, ceiling light point, low level flush wc, wash hand basin and walk in shower tray with screen and electric shower.

Outside

Having Single Garage with up & over door. Communal areas including lawn, bin store and drying area with further parking spaces around the development.





Tenure

LEASEHOLD

Lease Start Date 20/04/1995

Lease End Date 21/04/2120

Lease Term 125 Years From 21 April 1995

Lease Term Remaining 97 years

Current Service Charge in insurance and ground rent is £81 PCM or £972 per annum.



GROUND FLOOR
789 sq.ft. (73.3 sq.m.) approx.



TOTAL FLOOR AREA : 789 sq.ft. (73.3 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements