

FOR SALE



Stoney Gate Road , Leicester

1 Bedroom, 1 Bathroom, Apartment

Asking Price Of £127,500

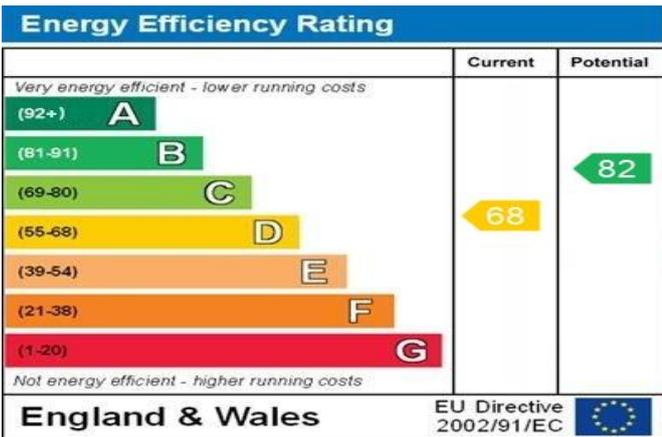




- Location - Stoneygate
- Apartment
- ONE BEDROOM
- OPEN PLAN KITCHEN/LIVING ROOM
- Family Bathroom
- Electric heating
- Double glazed windows

PROPERTY DESCRIPTION This well-presented third floor flat with garage to the rear, would make an ideal first-time purchase or alternatively a buy-to-let investment and is located within a popular development in the leafy suburb of Stoneygate. The property benefits from a good size lounge dining room with open aspect to a contemporary style fitted kitchen as well as a generous double bedroom and a stylish shower room. The property sits within well-maintained grounds with garage in block to rear.

The property is well located for everyday amenities and services including renowned local public and private schooling together with nursery day-care, Leicester City Centre and University of Leicester, Leicester Royal Infirmary and Leicester General Hospital, and is within minutes' walk of Victoria Park together with shopping parades in both Stoneygate and neighbouring Clarendon Park with their specialist shops, bars, boutiques and restaurants.





ENTRANCE HALL 6' 9" x 6' 1" (2.06m x 1.85m)

BEDROOM 13' 5" x 7' 11" (4.09m x 2.41m)

LOUNGE/DINER 11' 5" x 17' 11" (3.48m x 5.46m)

BATHROOM 6' 9" x 5' 4" (2.06m x 1.63m)

KITCHEN 6' 9" x 6' 6" (2.06m x 1.98m)





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for mpart of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.