



Putting great property on the map

**Flat 1 Guilford Court,
396 London Road
Leicester
LE2 2PN**

£142,500



Set within a purpose built block in the sought after district of Stoneygate, enjoying ease of access to the Universities, Leicester Royal Infirmary Teaching Hospital and the professional quarters of Leicester. In need of general updating and a little TLC, the flat offers versatile accommodation by virtue of the rear extension which forms a choice of bedroom three or a dining room.

There is a single garage in a block and communal gardens. Whether considering downsizing or taking your first step on the property ladder, viewing is highly recommended to appreciate the space and flexibility of this lovely ground floor apartment.

Directional Notes

The property is best approached by leaving Leicester City centre on the main A6 London Road. Continue on for some distance passing through the traffic light controlled junction with London Road and Knighton Road and at the next pedestrian crossing Guilford Court is on the left hand side and identified by the sole agent's for sale board.

Communal Entrance Hall

With stairs to all floors.

Entrance Vestibule

With panelled door leading to entrance hall.

Entrance Hall

A pleasant 'L' shaped entrance hall with central heating radiator, security intercom control and useful built-in cupboard.

Spacious Lounge 5.38m x 4.05m (17'8" x 13'3")

With two windows overlooking the front elevation, central heating radiator, electric fire set within an Adams style surround, four wall mounted lamp points and fitted bookshelves.

Kitchen 3.27m x 2.69m (10'9" x 8'10")

With window overlooking the rear gardens, one and a quarter inlaid sink unit with base

cupboards under, a further range of base and wall mounted units, built-in gas hob, concealed cooker hood, double electric oven and plumbing for an automatic washing machine.

Master Bedroom 3.64m x 3.63m (11'11" x 11'11")

With dual aspect windows to front and side, a comprehensive range of fitted wardrobes, a static bed base with his and her bedside drawer units and central heating radiator.

En-Suite 1.99m x 1.93m (6'6" x 6'4")

With window to the side, shower cubicle with tiled surround, pedestal wash hand basin, further tiling to dado level and central heating radiator,

Bedroom Two 3.64m x 3.01m (11'11" x 9'11")

With window to the side overlooking the gardens, central heating radiator and a comprehensive range of fitted wardrobes laid out to accommodate two single beds, however, the room is large enough to accommodate a double

Bedroom Three/Dining 3.62m x 2.96m (11'11" x 9'9")

This room provides access to bedroom two, has French doors leading out onto the communal gardens, central heating radiator and one double built-in wardrobe.

Bathroom

With an opaque window to the rear, central heating radiator, panelled bath with tiled surround extending to further tiling to dado level, pedestal wash hand basin, low level WC, central heating radiator and double linen cupboard.

Outside

There are well maintained communal gardens, to the front and rear, single garage in block with up and over door and a communal drying area.

Tenure

The property is being sold leasehold with Vacant Possession upon completion. We understand there are negotiations under way to extend the ground lease which we believe will leave 161 years remaining, which is included in the sale price. We have been advised there is a service charge of £260 payable quarterly and £25 ground rent per quarter. FIXTURES AND FITTINGS - All the items mentioned in these sales details are to be included within the purchase price. SERVICES - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone

or television points. LOCAL AUTHORITY - Leicester City Council, City Hall, 115 Charles Street, Leicester (Tel: 0116 454 1000)

Agent's Notes

CONSUMER PROTECTION LEGISLATION - These sales details have been written to conform to the Consumer Protection Legislation. Whilst we endeavour to make our Sales Details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. MEASUREMENTS - All measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

Money Laundering

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.

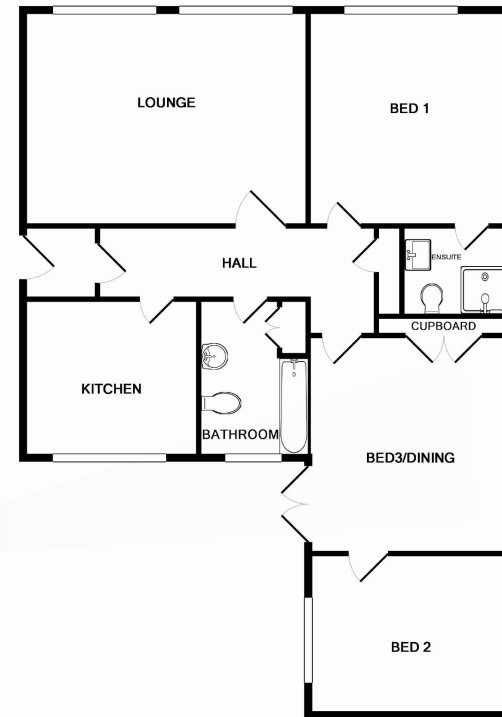
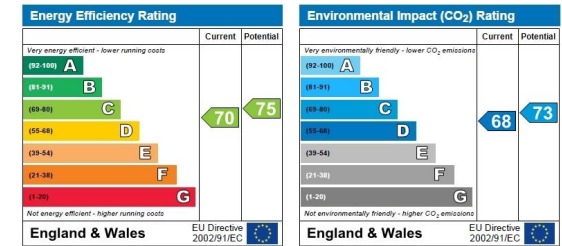
Surveys

Readings undertake various types of valuation work. These include RICS Homebuyer Report, Valuations for probate, inheritance and capital gains tax purposes and matrimonial disputes. We also offer a full range of professional and arbitration services and regularly act on various expert witness cases Please contact our Survey Department on 0116 2227575 or email us at surveys@readingspropertygroup.com for further information.

Offer Process

If you are interested in this, or any of our other properties, it is important that you contact us at your earliest opportunity prior to speaking to a Bank\Building Society or Solicitor. If we are not aware of your interest, this could possibly result in the property being sold elsewhere. As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make. We therefore ask any potential purchaser to make an appointment with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. We offer Independent Financial advice and are able to source mortgages from any lender. Please ask for information on our exclusive Buyer Protection

service. If you are making a cash offer, we will require confirmation of the source and availability of your funds. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. A life assurance policy may be required. Licensed Credit Brokers. Written details of credit terms are available upon request.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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