



52 Lyndwood Court, Stoneygate, LE2 2EJ

- Second Floor Apartment
- Lounge\Dining Room
- Kitchen & Double Bedroom
- Bathroom (3-piece white suite)
- Communal Lawned Gardens
- Residents & Visitor Parking

A well maintained & presented, second floor apartment offering spacious, gas centrally heated accommodation comprising entrance hall, lounge\dining room, fitted kitchen, bedroom, bathroom with three-piece white suite, together with lawned communal gardens, residents' communal parking and additional visitor parking spaces, situated in this sought-after residential location. EPC C.

Offers in the region of £79,950

GENERAL INFORMATION:

The sought-after suburb of Stoneygate is located to the south-east of the City of Leicester and is well known for its popularity in terms of convenience for ease of access to the afore-mentioned centre of employment and all the excellent amenities therein, as well as the centres of Oadby and Market Harborough, and the Southern Ring Road which links Stoneygate with Junction 21 of the M1\M69 motorway network for travel north, south and west, and the adjoining Fosse Park and Meridian Shopping, Entertainment, Retail and Business centres.

The adjoining combined suburbs of Stoneygate and Clarendon Park also offer a full range of local amenities including shopping for day-to-day needs along Queens Road, specialist shopping along Allandale Road and Francis Street, schooling for all ages, a wide variety of recreational amenities including the Leicestershire Squash, Tennis and Golf Clubs, the Leicester Race Course on the Stoneygate\Oadby border and regular bus services to Leicester, Oadby and beyond.

DETAILED ACCOMMODATION

ON THE GROUND FLOOR:

Paved steps up to UPVC framed and panelled communal front entrance door with glazed panels and matching overlights provides access to:

COMMUNAL RECEPTION AREA

With staircase or lift access off to all five floors.

ON THE SECOND FLOOR:

Private entrance door to Flat 52 providing access to:

ENTRANCE HALLWAY

With central heating radiator, walk-in store cupboard, additional store cupboard and access off to all rooms.

LOUNGE\DINING ROOM

21'1 x 10'11 (6.43m x 3.33m)

With Aluminium framed glazed picture window to front elevation, central heating radiator, t.v. and telephone points, wall-mounted central heating thermostat and two ceiling light points.



FITTED KITCHEN

10'0 x 8'7 (3.05m x 2.62m)

With matching range of white base and wall-mounted cupboard and drawer storage units with black marble effect rolled edge work surfaces incorporating single bowl stainless steel sink and drainer unit with hot and cold mixer tap, space and plumbing for washing machine, tiled splashbacks and Aluminium framed glazed window to front elevation over. Also with vinyl tile effect cushion floor covering, wall-mounted Worcester Bosch gas fired combination central heating boiler also supplying domestic hot water, together with space for refrigerator and space for free-standing cooker.



BEDROOM 1

10'11 x 12'4 (3.33m x 3.76m)

With Aluminium framed glazed window to front elevation, central heating radiator and two built-in double wardrobes.



BATHROOM

With matching three-piece white suite comprising pedestal wash hand basin, low level w.c. and panelled bath with part tiled surrounds and electric shower over, together with glazed shower screen. Also with central heating radiator.



OUTSIDE:

The property enjoys mainly lawned communal gardens, together with a communal car park for residents to rear, visitor parking spaces and an additional residents' basement storage area.



SERVICES:

All mains services are understood to be available. Hot water for central heating and domestic purposes is gas fired and ample electric power points are fitted throughout the property which has Aluminium framed glazed windows.

FIXTURES AND FITTINGS:

All fixtures and fittings mentioned in the sales particulars are included in the sale.

TENURE:

We are advised that the apartment is held Leasehold for 99 years commencing from 25th March, 1979, with 62 years remaining. The Ground Rent is £40 per year and there is a Service Charge of £92 per month. A Residents Association manages the upkeep of the grounds with proposed plans to purchase the freehold. An opportunity to buy a share in the freehold will apply should the purchaser join the Association, on an optional basis. Prospective purchasers should request their own Solicitor to check and confirm these details are correct.

VIEWING:

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

FLOOR PLANS:

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

MAKING AN OFFER:

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 and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money.

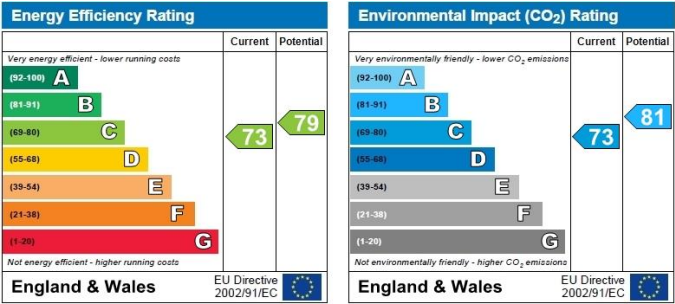
If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

IMPORTANT INFORMATION:

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.

The Vendor(s) of this property has (have) completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire with the relevant office if you would like to view a copy.

Please would you contact Moore & York to check the availability of any property and make a viewing appointment via ourselves before embarking on any journey to see a property to avoid disappointment.





Ground Floor

Approx. 57.0 sq. metres (614.1 sq. feet)



Total area: approx. 57.0 sq. metres (614.1 sq. feet)

This Floor Plan and the Measurements are a guide Only.
Plan produced using PlanUp.

Directions

Proceed out of the Leicester City centre in a south-easterly direction along the A6 London Road, passing Victoria Park on the right hand side and continuing over the roundabout with Victoria Park Road, passing through Stoneygate, towards Oadby. At the traffic light junction with Stoughton Road and Knighton Road, turn left onto Stoughton Road and after proceeding a short distance, turn left into Lyndwood Court. Follow the private driveway to the car park.

Surveys and Valuations

Moore & York are able to offer a comprehensive Survey and Valuation service of residential property. We undertake all types of valuations including Market Valuations, RICS Homebuyer Survey and Valuation Reports, Valuations for Probate, Capital Tax purposes and Insurance Reinstatement Valuations.

Contact us on

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