

## Guide Price £105,000

### Wheatsheaf Court, Knighton Fields, Leicester, LE2 6EY

- 1st Floor Studio Apartment
- Integrated Fitted Kitchen
- Bathroom Suite & Shower
- EPC Rating D
- Viewing Highly Recommended
- Spacious Open Plan Living
- Triple Aspect Living Area
- Communal Decked Garden
- Ideal Investment / FTB
- No Upward Chain





**AN UBER STYLISH STUDIO APARTMENT WITH TRIPLE ASPECT VIEWS.** This stylish and modern 1st floor studio apartment **PROVIDING AN IDEAL INVESTMENT OPPORTUNITY or FIRST TIME BUY**, situated in the former Wheatsheaf Works Boot and Shoe Factory in the popular suburb of Knighton Fields. The former Wheatsheaf Works Boot and Shoe Factory was built in 1891, and at the time was the largest shoe factory in the world, owned by the Co-operative Wholesale Society, it supplied a wealth of employment opportunities in Leicester. Situated in Knighton Fields, this property is ideally positioned with convenient access to a range of amenities (including well-serviced bus routes to nearby Leicester City Centre) with Leicester University, the Leicester Royal Infirmary Hospital, local schooling, shops, supermarkets and convenience stores all nearby. This very popular Wheatsheaf Works development was completed in 2018 and provides a very high standard of living space and a safe comfortable environment to live in with a beautifully landscaped inner courtyard for residents use only. A studio apartment with a superb quality finish that provides a safe environment for a very comfortable first home ... or possibly could be considered as an excellent rental opportunity with potential revenue £560pcm. **EARLY VIEWING HIGHLY RECOMMENDED**

This property is a must view to appreciate the overall finish and space of the accommodation on offer, you will not be disappointed

### DIRECTIONS

Handy Directions:

- i) the best access route is from Welford Road turning onto Wordsworth Road
- ii) the entrance road into the development is accessed via Wheatsheaf Way (3rd turning on left)
- iii) the main external entry door has clear instructions necessary to ring through on the intercom direct to Studio

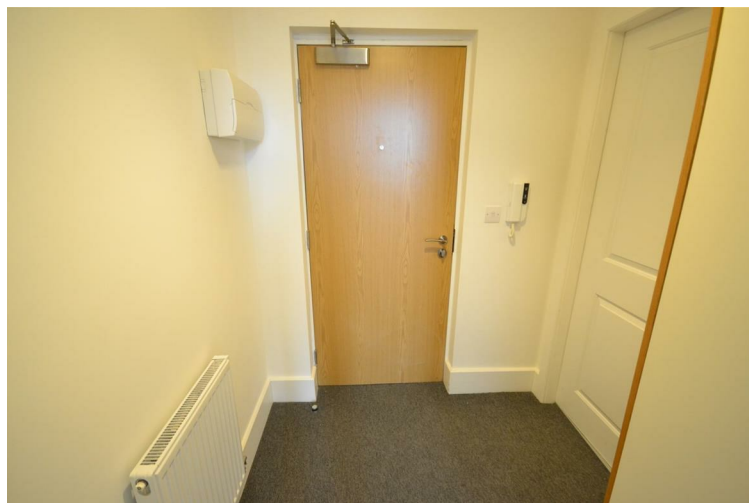


### COMMUNAL ENTRANCE

A secure communal entrance with lift and stairs leading to this studio apartment on the first floor of this iconic building

### FIRST FLOOR

Via lift or stairs:



### ENTRANCE HALLWAY

**7'2 x 5'9 (2.18m x 1.75m )**

This studio apartment front door is reached via a separate inner hallway, and upon entry leads into the hallway of the studio apartment where there is a radiator and a wall-mounted security intercom system providing remote door-access into the building for visitors



### OPEN PLAN LIVING AREA

**19'5 x 15'56 (5.92m x 4.57m)**

Complete with a streamlined integrated fitted kitchen and leading to the carpeted open-plan living area having radiators and very high ceilings creating a deep sense of space in this studio apartment with feature large-height windows on three walls letting in an abundance of natural light

There is a separate floor-tiled storage space with convenient wall-mounted controls for heating and hot water (this space currently accommodates a washer/dryer that is available under separate negotiation)



### STREAMLINED FITTED KITCHEN

Incorporating a fully-integrated modern floor-tiled kitchen area having under-lit-wall-units and base-units with work surfaces and tiled splash backs over, integrated oven and electric hob with extractor fan and hood over, a stainless steel sink with mixer tap and drainer (there is also a fridge freezer available under separate negotiation)

### BATHROOM & SHOWER

7'34 x 5'6 (2.13m x 1.68m)

Modern stylish bathroom comprising of a bath with shower over, low level WC, wash basin with mixer tap, complimentary wall and floor tiling, a heated towel rail, spot lighting, extractor fan, wall-mounted mirror and shaving point



### COMMUNAL GARDENS

The property benefits from a wonderful communal decked Courtyard area available for the residents: and accessed at first floor level

### LEASE DETAILS

Leaseholders: Estates & Management Ltd  
Length of Lease: 120 years (ends on 31/03/2140)  
Ground rent £150 per year

Management Company: Warwick Estates  
Service charges £130 per month

### 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 can confirm that 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 strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5.30pm

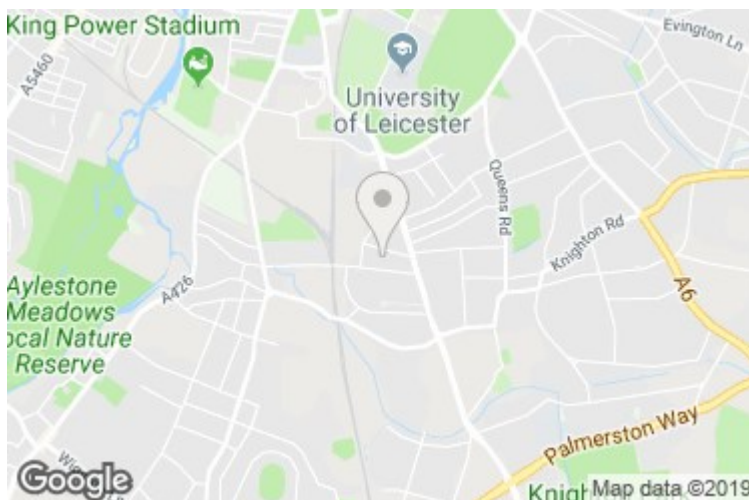
Saturday 9am - 4pm





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	65	65
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
	66	66
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



# Barkers

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**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

