



£130,000

Carlton Court, London Road, Stoneygate, Leicester, LE2 2PN

- Newly Decorated 2nd Floor Flat
- Spacious Lounge / Diner
- Two Double Bedrooms
- DG, GCH & EPC C
- Ideal First Time Buy or Investment
- Entrance Hallway
- Fitted Kitchen
- Bathroom Suite & Shower
- Gardens, Parking & Garage
- Chain Free & Highly Recommended



A DELIGHTFULLY PRESENTED & NEWLY DECORATED TWO BED SECOND FLOOR FLAT WITH SUNNY ASPECT superbly situated within the Carlton Court development, in the sought after city suburb of Stoneygate, bordering Clarendon Park and being well served for Leicester Railway Station, Victoria Park, the City Hospitals, City Centre and Queens Road shopping parade with its array of specialist bars, bistros & boutiques. This spacious, light and airy living accommodation has been newly decorated throughout, is ready to move straight into and would provide a comfortable home or Investment Opportunity that briefly comprises, entrance hall, spacious lounge / diner, fitted kitchen, two double bedrooms & bathroom with shower, DG, GCH, EPC C, well-kept communal grounds, resident parking & garage in block. EARLY VIEWING HIGHLY RECOMMENDED. NO UPWARD CHAIN



ENTRANCE HALLWAY

Comprising ceiling coving, deep set storage cupboard, consumer unit, loft access and radiator:



COMMUNAL ENTRANCE

Ground floor communal entrance for flats 10 - 15 only:

SECOND FLOOR

Stairs to second floor:



LOUNGE / DINER

14'92 x 12'5 (4.27m x 3.78m)

Featuring ceiling coving, radiator and double glazed window to side elevation:



FITTED KITCHEN

13'04 x 7'84 (4.06m x 2.13m)

Fitted with a matching range of light oak base, wall & drawer units, with work surfaces over inset with sink unit & drainer and decorative tiled splashbacks. Having free standing gas oven, space provided for fridge / freezer, plumbing for washing machine, wall mounted 'GlowWorm' boiler, cork tiled flooring & double glazed window to side elevation:



BEDROOM TWO

12'81 (into recess) x 10'23 (3.66m (into recess) x 3.05m)

Featuring double fitted wardrobe, ceiling coving, radiator and double glazed window to side elevation:



BEDROOM ONE

14'7 (into recess) x 10'4 (4.45m (into recess) x 3.15m)

Featuring double fitted wardrobe, ceiling coving, radiator and double glazed window to side elevation:



BATHROOM SUITE

8'97 x 5'86 (2.44m x 1.52m)

Fitted with a modern three piece suite comprising, panelled bath with electric 'Briston' shower over, shower screen, pedestal sink fitted to vanity cupboard with matching floor standing unit & low level wc, decorative tiled surround, ceramic flooring, radiator & double glazed opaque window to side elevation:



OUTSIDE

Having attractive well maintained communal grounds, residents parking and access to garaging:



GARAGE IN BLOCK

Single garage in block:

LEASE DETAILS

Management Company: SDL
Length of Lease: 140 years remaining TBC
Service Charges: £255.60 quarterly in advance
Ground Rent: £35.58 quarterly in advance
Building Insurance: £120.00 PA

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 are unable to confirm whether 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 TIMES

Viewing strictly by appointment through Barkers Estate Agents.

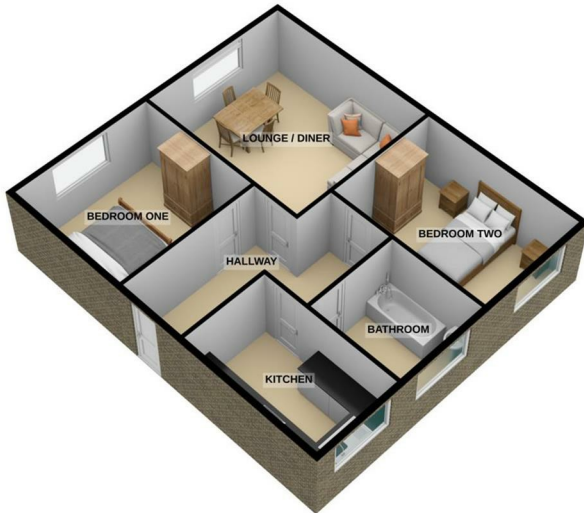
Hours of Business:

Monday to Friday 9am - 5.30pm

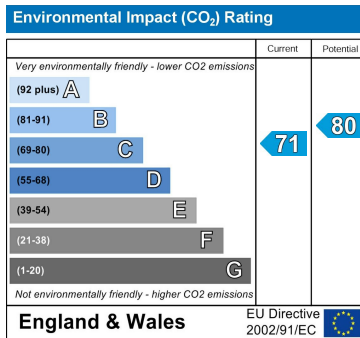
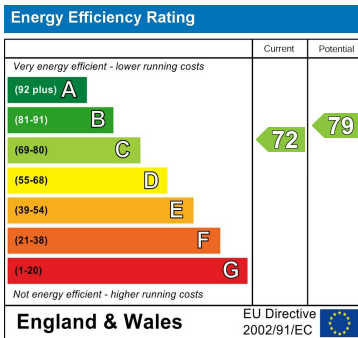
Saturday 9am - 4pm



GROUND FLOOR



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. Made with Metropix © 2020



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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

