



**£240,000**

**Hartopp Road, Clarendon Park, Leicester, LE2 1WF**

- Student Three Share Accommodation
- Streamlined Fitted Kitchen
- Three Letting Bedrooms
- Rear Courtyard Garden
- Let Until 30/6/21
- Communal Living Room
- Extended Dining Area
- Bathroom Suite & Shower
- Generating £90 pppwk
- Buy To Let Investment





**STUDENT THREE SHARE ACCOMMODATION. AN EXTENDED & WELL PRESENTED THREE SHARE STUDENT PROPERTY** ideally situated on the sought after Hartopp Road in the popular city suburb of Clarendon Park, being well served for Leicester University, the City Centre & the fashionable Queens Road shopping parade with its array of specialist, boutiques, bars & bistros. This spacious student accommodation would provide an ideal buy to let opportunity and briefly comprises, communal living room open plan to a streamlined fitted kitchen, extended dining room, three letting bedrooms and bathroom with shower. GCH, DG, EPC E & rear courtyard garden. **CURRENTLY LET TO THREE STUDENTS UNTIL 30/6/21**

#### RENTAL INCOME

3 @ 90 pppwk excluding bills  
x 48 weeks £12,960 PA  
£1,080 p/mth



#### OPEN PLAN FITTED KITCHEN 13'47" x 5'99" (3.96m x 1.52m )

A delightfully presented & extended dining kitchen comprising a matching range of Ivory wood effect, base, wall & drawer units with granite style work surfaces over, with stainless steel sink unit and drainer finished with ceramic tiled surround. Complimentary integral appliances include: single stainless steel electric oven with matching four ring gas hob & extractor hood, plumbing for washing machine and space for a free standing fridge/freezer. Having ceramic tiled flooring and window to the side elevation:



#### COMMUNAL LIVING ROOM 12'4" x 11'3" (3.76 x 3.43)

Exposed brick feature fireplace with wrought iron grate, original picture rail, laminate wood flooring, radiator, double glazed window to rear elevation, handy under stair storage cupboard and stairs leading to first floor:



#### DINING AREA 10'5" x 6'7" (3.18m x 2.01m)

Spots to ceiling, ceramic tiled flooring, radiator, double glazed window to side and French doors to rear elevation:



#### **BEDROOM THREE**

**11'5" x 11'2 (3.48m x 3.40m)**

Cast iron feature fireplace with slate hearth and period wood surround, original coving, picture rails, meter cupboard to recess, laminate wood flooring, radiator and double glazed window to front elevation:

#### **FIRST FLOOR LANDING**

Radiator and leading to:



#### **BEDROOM ONE**

**12'75 x 11'4 ( 3.66m x 3.45m)**

Cast iron feature fireplace with tiled hearth, laminate wood flooring, radiator and double glazed window to front elevation:



#### **BEDROOM TWO**

**11'4" x 9'8 (3.45m x 2.95m )**

Over stair storage cupboard with loft access, laminate wood flooring, radiator and double glazed window to rear elevation:



#### **BATHROOM SUITE**

**11'4" x 5'8 (3.45m x 1.73m)**

Fitted with a modern three piece suite comprising of low level wc, pedestal wash hand basin and wood panelled bath with shower over, part tiled surround, dado rail, built in airing cupboard housing 'Ariston' boiler, radiator and double glazed obscure window to rear elevation:

#### **OUTSIDE**

The rear extends to an attractive raised block paved courtyard garden with shrub borders and a boundary walled surround. Having handy side gated entrance for bins:



## FIXTURES & FITTINGS

The property is offered part furnished including white goods.  
(Inventory available):

## DISCLAIMER

Internal photos are from a previous marketing:

## 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.

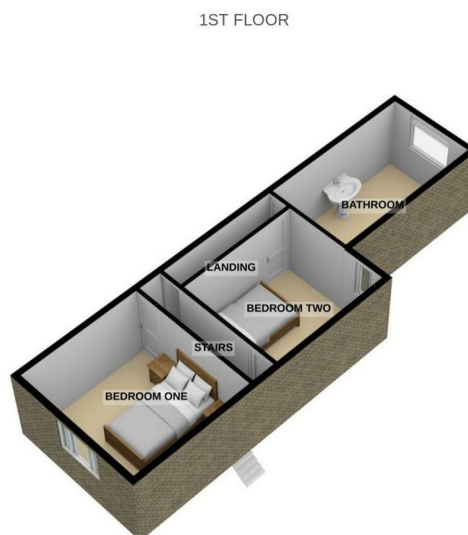
## VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am - 5.30pm

Saturday 9am - 4pm



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		45	54
		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		41	49
		EU Directive 2002/91/EC	



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**THINKING OF SELLING?**

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- 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

