



£99,950

Hollybank Court, London Road, Stoneygate, Leicester, LE2 1ZF

- Immaculate Third Floor Flat
- Stylish Fitted Kitchen
- Contemporary Shower Room
- Gated Development
- Lift & Stairs to Third Floor
- Spacious Lounge / Diner
- One Modern Bedroom
- Double Glazed & EPC D
- Garage, Gardens & Parking
- Highly Recommended



AN IMMACULATELY PRESENTED ONE BED THIRD FLOOR FLAT WITH SUNNY ASPECT superbly situated within the landmark Hollybank Court development in the sought after city suburb of Stonegate, bordering Clarendon Park 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 well appointed light and airy accommodation would provide a comfortable starter home or Investment Opportunity that briefly comprises, entrance hallway, attractive lounge / diner offering panoramic views of the City, stylish fitted kitchen, one bedroom & contemporary shower room. DG, EPC D and situated in well-kept grounds with remote controlled gated access for residents parking & single garage in block (generating rental income). EARLY VIEWING RECOMMENDED.

COMMUNAL ENTRANCE

With stairs or lift to third floor:

THIRD FLOOR

ENTRANCE HALLWAY

Vinyl flooring, wall mounted shelving units & leading to:



LOUNGE / DINER

12'3 x 11'04 (3.73m x 3.45m)

Comprising tv point & double glazed picture window to front elevation:



FITTED KITCHEN

7'9 x 7'5 (2.36m x 2.26m)

Fitted with a stylish range of ivory gloss base, wall & drawer units, with wood style work surfaces over inset with sink unit & drainer and decorative mosaic tiled splashbacks. Having integrated single electric oven, four ring induction hob, extractor chimney, space provided for fridge / freezer, plumbing for washing machine, concealed wall mounted hot water boiler, power point with USB charger, vinyl flooring & double glazed window to front elevation:



BEDROOM

12 x 6'5 (3.66m x 1.96m)

Double glazed window to front elevation:



SHOWER ROOM
8'4 x 4'4 (2.54m x 1.32m)

Fitted with a contemporary three piece suite comprising, double walk-in shower with electric shower over, wash hand basin fitted to vanity unit & low level wc, decorative tiled surround, wall mounted fan heater, non slip flooring and double glazed window to front elevation:



OUTSIDE

This private gated development has well maintained communal grounds with plenty of residential parking:



SINGLE GARAGE

No 10 in block is currently rented generating £240.00 per quarter:

LEASE DETAILS

Management Company: Hollybank Court

Service Charge: £31.05 p/mth

Ground Rent £0 p/a

Lease Term: 159 years from 1/9/14

Remaining: 153 years

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.

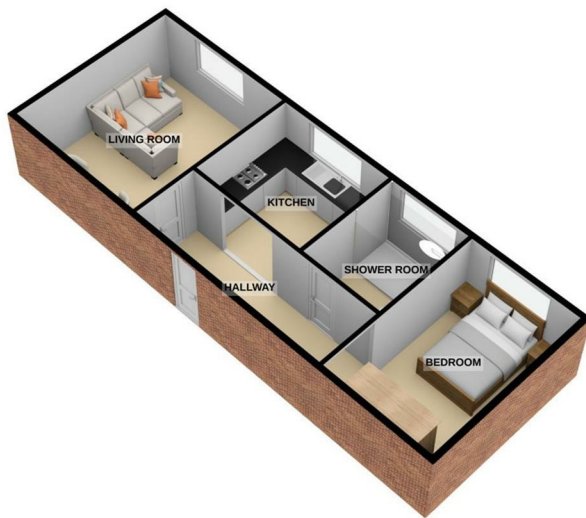
Hours of Business:

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

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		63	80
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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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

