



## Three Bed Apartment & Garage



# Asking Price £188,000

## Stoneygate Court, Stoneygate, Leicester, LE2 2AJ

- Superb 1930's Apartment
- Open Plan Lounge / Diner
- Three Bedrooms
- Single Garage & Residents Parking
- Delightfully Appointed
- Third Floor Living
- Fitted Kitchen
- Stylish Shower Room & Separate WC
- Panoramic Views & Long Lease
- No Upward Chain



A DELIGHTFULLY PRESENTED THREE BED, THIRD FLOOR APARTMENT LOCATED IN THE DESIRABLE STONEYGATE COURT. The property is ideally situated in the sought after city suburb of Stoneygate, being well served for Leicester University, the city centre & the fashionable Queens Road shopping parade, with its array of specialist bars, bistros & boutiques. This well presented living accommodation benefits from a stunning open plan Living / Dining Room, has panoramic views and would provide a comfortable home that briefly comprises, entrance hall, streamlined fitted kitchen, open plan 22' living/dining room, three bedrooms, contemporary styled shower room and separate wc. Having GCH, DG, EPC D, delightful communal gardens, residential parking, garage in block and Long Lease EARLY VIEWING HIGHLY RECOMMENDED. NO UPWARD CHAIN

#### COMMUNAL ENTRANCE

Secure entry system, stairs or lift to third floor:

#### THIRD FLOOR



#### OPEN PLAN LIVING / DINING

22'15 x 20'16 (max) (6.71m x 6.14.48m (max))

Through Living/Dining Aspect:

#### ENTRANCE HALLWAY

Intercom system, two good sized recessed storage cupboards:



#### FITTED KITCHEN

13'3" x 7'3" (4.04m x 2.21m)

Comprising of a stylish range of fitted veneer style base, wall & drawer units with granite gloss effect roll edge work surfaces over, incorporating stainless steel sink unit & finished with decorative checkered tiled surround. The kitchen has space provided for freestanding electric oven & hob, fitted white extractor canopy, space fridge freezer and plumbing for appliance. Having ceramic tiled flooring, door to rear staircase and double glazed windows to rear elevation:



#### DINING ROOM

12'10" x 10'7" (3.91 x 3.23)

Original cast iron radiator, coving and double glazed window to front elevation with open aspect to:



**LIVING ROOM**  
**15'2" x 11'5" (4.62 x 3.48)**

Featuring Japanese wall, period original cast iron radiators and double glazed window to front elevation:



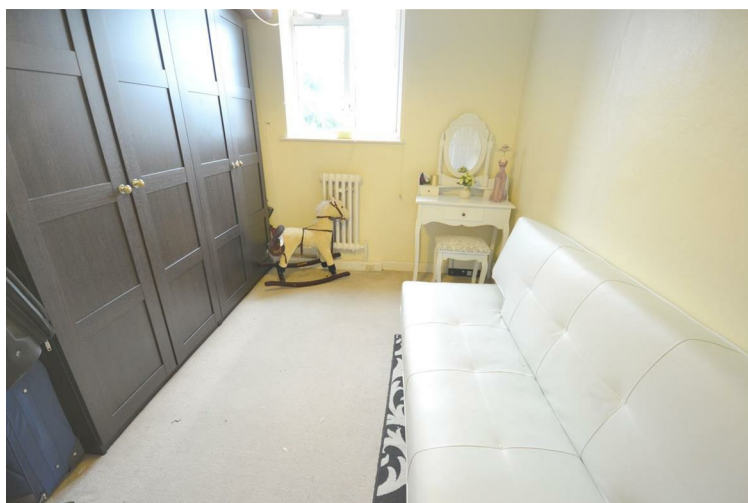
**BEDROOM TWO**  
**13'9" x 10'5" (4.19m x 3.18m)**

Built in wardrobe to recess, cast iron feature radiator & dual aspect double glazed window to side and rear elevations:



**BEDROOM ONE**  
**13'2" x 11'2" (4.01m x 3.40m)**

Built in wardrobe to recess, cast iron feature radiator & dual aspect double glazed window to front and rear elevations:



**BEDROOM THREE**  
**13'9" x 6'6" (4.19m x 1.98m)**

Feature cast iron radiator and double glazed window to side elevation:



**STYLISH SHOWER ROOM**  
**7'8" x 5'3 (2.34m x 1.60m)**

Re-fitted with contemporary styled bathroom suite comprising of wash hand basin fitted to grey vanity unit, wc and fully tiled double walk-in shower with complimentary shower screen. Finished with ceramic flooring, chrome heated towel rail and window to rear elevation:



**WC**

Comprising low level wc and wash hand basin, ceramic flooring and window to rear elevation:



**OUTSIDE**

The property is set in delightful well kept landscaped communal gardens with residential parking provided:



**GARAGE NO 41**

Single garage in block and parking space:

**LEASE DETAILS**

Freeholders: Stoneygate Court Ltd

Lease Term: 999 Years from 1/1/2007

Remaining: 985

Management Company: Butlins

Please call Barkers for details reference Service Charges Tel: 0116 270 9394

**VALUATION SERVICE**

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.

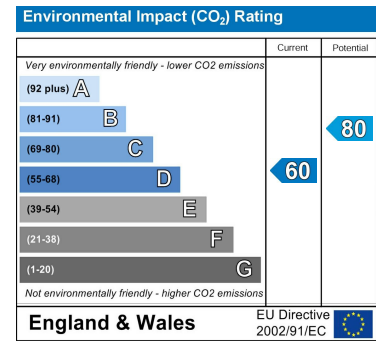
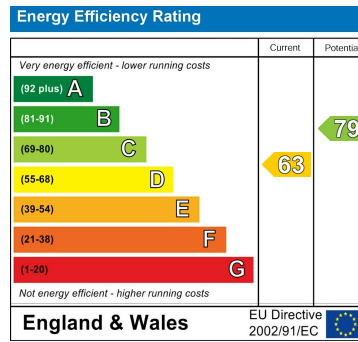
**VIEWING TIMES**

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

# Barkers

Est.1985

**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

