



**£185,000**

**Elmfield Avenue, Stoneygate, Leicester, LE2 1RD**

- Stylish First Floor Apartment
- Spacious Living Room
- Five Piece Bathroom
- Communal Gardens & Garage
- Freeholder & Long Lease
- Open Plan Kitchen / Diner
- Two Bedrooms
- DG GCH & EPC C
- Contemporary Living
- Recommended Do Not Miss Out

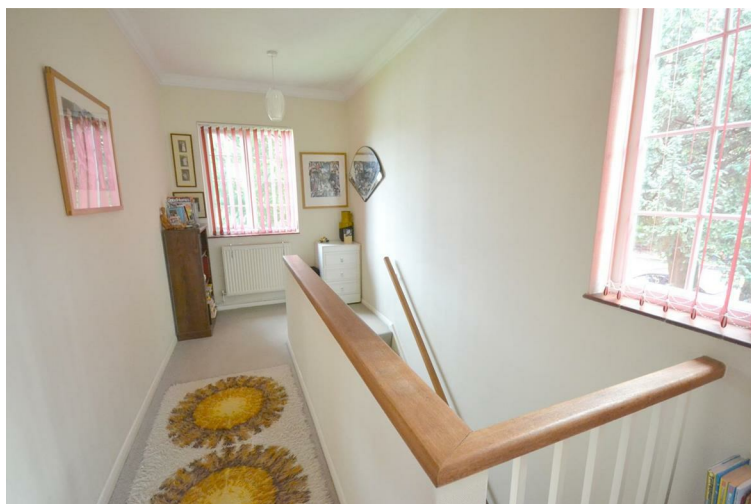




A DELIGHTFULLY APPOINTED & STYLISH TWO BED FIRST FLOOR APARTMENT superbly situated in the sought after city suburb of Stoneygate, being well served for Leicester University, the City Centre, HS Railway Station, Victoria Park and the fashionable Queens Road shopping parade with its array of bars, bistros & boutiques. This beautifully presented turn key property offers spacious and contemporary open plan living accommodation providing an ideal starter home or buy to let investment that briefly comprises entrance hallway, stunning open plan kitchen / diner, living room, two bedrooms and five piece bathroom. DG GCH & EPC C. Outside are well kept communal grounds and single garage accessed by private driveway. **EARLY VIEWING HIGHLY RECOMMENDED**

#### **GROUND FLOOR ENTRANCE**

Comprising radiator and stairs to first floor:



#### **FIRST FLOOR HALLWAY**

Spacious hallway featuring dual aspect double glazed windows, radiator and consumer unit with doors leading to Living Room and Kitchen / Diner:



#### **OPEN PLAN FITTED KITCHEN**

**16'78 x 10'02 (4.88m x 3.10m)**

Comprising a stylish range of cappuccino gloss base, wall & drawer units with 'Maia' work surfaces and breakfast bar over inset with one & half sink unit & drainer. Having a suite of integrated appliances that include a bank of ovens; one single electric oven, with microwave oven over, four ring gas hob, fridge/freezer, washing machine and concealed 'Worcester' boiler, spotlights to ceiling, 'Karndean' flooring and double glazed windows to rear elevation:



#### **OPEN PLAN DINING**

Featuring column radiator, 'Karndean' flooring and double glazed window to rear elevation:



### **LIVING ROOM**

**11'44 x 11'22 (3.35m x 3.35m)**

Comprising radiator and double glazed bay window to front elevation:



### **BEDROOM ONE**

**13'84 x 13 (3.96m x 3.96m)**

Radiator and double glazed bay window to front elevation:



### **LANDING**

Featuring deep set utility cupboard with overhead storage and loft access:



### **BEDROOM TWO**

**13'6 x 10'78 (4.11m x 3.05m)**

Featuring parquet wood flooring, radiator and double glazed window to rear elevation:





### **BATHROOM & SHOWER** **8'24 x 7'82 (2.44m x 2.13m)**

Fitted with a stylish five piece suite comprising, panelled bath with mixer shower over, walk-in shower cubicle, pedestal sink, bidet & low level wc decorative tiled surround, slate style flooring, white heated towel rail & double glazed opaque windows to rear elevation:



### **OUTSIDE**

Having two recessed storage sheds and immaculately maintained lawned communal grounds:



### **GARAGE**

Single garage in block accessed via private driveway:

### **LEASE DETAILS**

Managing Agents: Elmfield Close Ltd

Share of Freehold: 1/4

Leasehold: 997 years remaining

Service Charges: Ad-hoc payments payable as required (between freeholders)

Building Insurance: Paid jointly

Garden Maintenance: Paid jointly £70 per flat / per quarter

### **BLINDS & CURTAINS**

The vendor has made to measure curtains and blinds as offered below:

Blinds in Kitchen, Lounge, Hallway and Bathroom included in sale

Blinds in Master Bedroom and Curtains in Lounge Subject to negotiation

### **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.

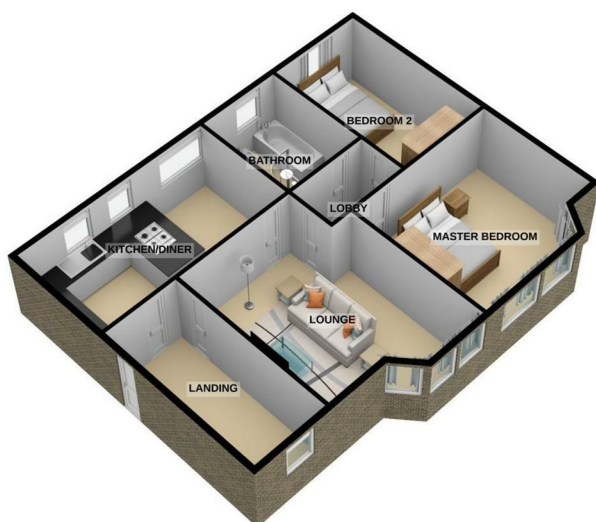
### VIEWING TIMES

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) <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		
	72	79
England & Wales 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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

# 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

