

JAMES
SELICKS

FLAT 4

STOUGHTON ROAD, STONEYGATE, LEICESTER



SALES LETTINGS SURVEYS MORTGAGES

Flat 4

36 Stoughton Road
Stoneygate
Leicester
LE2 2EB

A large, airy and attractive, one double bedroomed apartment on the first floor within this handsome Edwardian villa in the popular and fashionable suburb of Stoneygate.

Communal entrance hall | private entrance hall | sitting room | kitchen | bedroom | bathroom | separate WC | off street parking | communal garden | EPC - D

LOCATION

Stoneygate has long been regarded as one of the most sought after residential locations within Leicester; popular for its convenience to popular state and private schooling, shopping facilities found along the nearby Allandale Road / Francis Street Parades and the city centre, professional quarters and mainline railway station with access to London St Pancras in just over an hour.

ACCOMMODATION

The building is entered via an Edwardian-style door with entry phone into a communal entrance hall. Stairs lead from the back of the entrance hall to this quiet, sunny and spacious, apartment which is located on the first floor at the rear of the property.

The newly fitted bathroom has an original sash window, rainfall shower over a white bath with glass shower screen and white vanity basin with storage beneath.

The kitchen also has an original sash window. It contains a range of gloss-fronted eye and base level units with roll edge laminate worktops, stainless steel sink and drainer unit with mixer tap, integrated four-ring gas hob with oven beneath and stainless steel extractor hood over, plumbing and space for an automatic washing machine and fridge. A useful built-in utility cupboard houses the Ideal wall mounted combination boiler. The floor is laminate wooden lookalike.

The hallway leads to a spacious sitting room and large bedroom. Both these rooms enjoy a panoramic view over the rooftops of the area. Each room benefits from a large, double-glazed bay window. Both rooms have original fireplaces, the sitting room one being a feature tiled fireplace, and picture rails.

OUTSIDE

The property enjoys ample parking to the front and use of a communal garden with barbecue area at the back of the house.

DIRECTIONAL NOTE

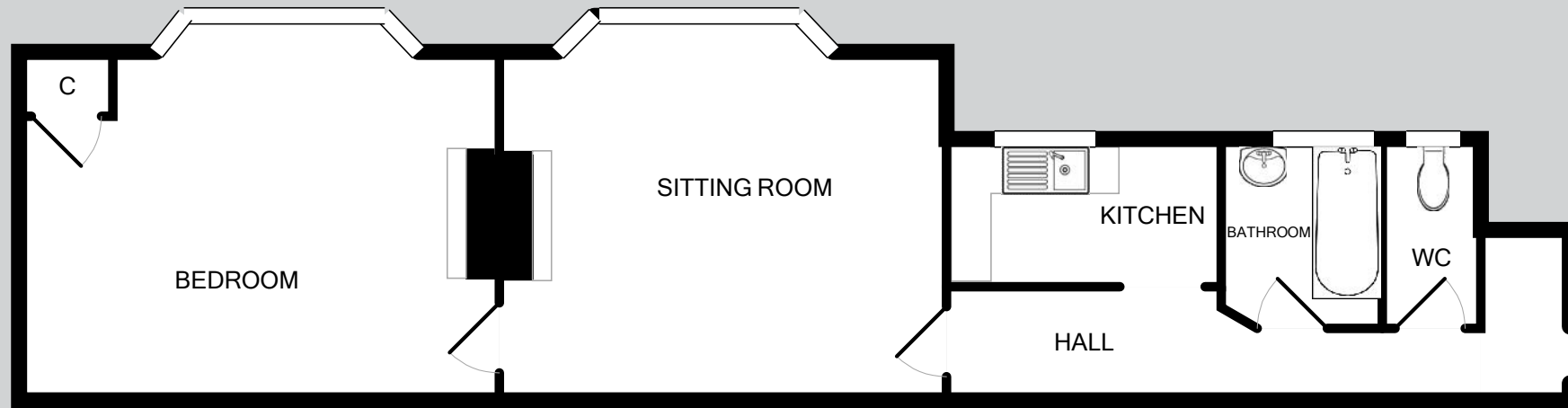
Proceed out of Leicester via the A6 London Road in a southerly direction, eventually taking a left hand turn at the traffic light complex into Stoughton Road where the property can be located on the left hand side.

PLEASE NOTE

This property is currently let on a rolling contract and is achieving a rent per calendar month of £560.

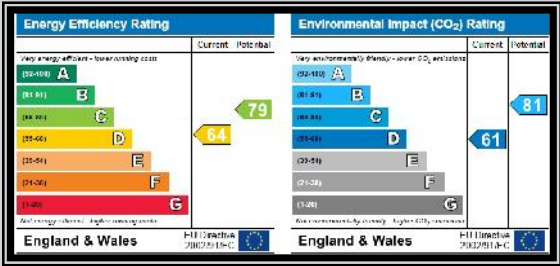






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Total Approximate Gross Internal Floor Area = 688 SQ FT / 64 SQ M
 Measurements are approximate.
 Not to scale.
 For illustrative purposes only.



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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.