

Flat 4 Stoneygate Grange
Stoneygate, Leicester, LE2 3JB

Asking Price: £185,000



Oliver Rayns
ESTATE AGENTS



- Recently Redecorated
- Newly Converted In 2015
- Communal Garden With Private Patio
- Period Setting/ Modern Finishes
- Exclusive Gated Location
- Popular Stoneygate Location
- Fitted Kitchen With Bosch Appliances
- Available with No Upward Chain
- High Specification Bathroom

A stylish two bedroom, ground floor apartment, set in an exclusive gated development in the highly sought after Elms Road, Stoneygate. The apartment offers recently refurbished modern elements within a period setting and benefits from secure gated parking.

This apartment was sympathetically converted in 2015 for contemporary living in mind and is available with no upward chain. Entering the development through the grand period front entrance doors in a bright communal reception hallway, the apartment opens into an entrance hallway offering access to all principle rooms.

Double doors lead from the large entrance hallway into the lovely open plan living dining, with laminate flooring throughout. The room offers an abundance of natural light and double timber doors offer access into the shared communal garden and separate access to a private patio area for entertaining. The stylish kitchen situated separately is presented with under counter lighting, a range of mixed wall and base units and complimenting worksurface, has a range of fitted Bosch appliances including fridge, freezer, washing machine, dishwasher, oven and hob.

Two double bedrooms, are found positioned off the entrance hallway, decorated with a modern colour palette, providing ample space for freestanding bedroom furniture with the second presented as a beautiful home office.

Both bedrooms share access to the stylish three piece bathroom, part tiled walls, a WC, a panelled bath with rainfall shower over and wash hand basin. The bathroom is complimented by a mirror cabinet for necessary storage.

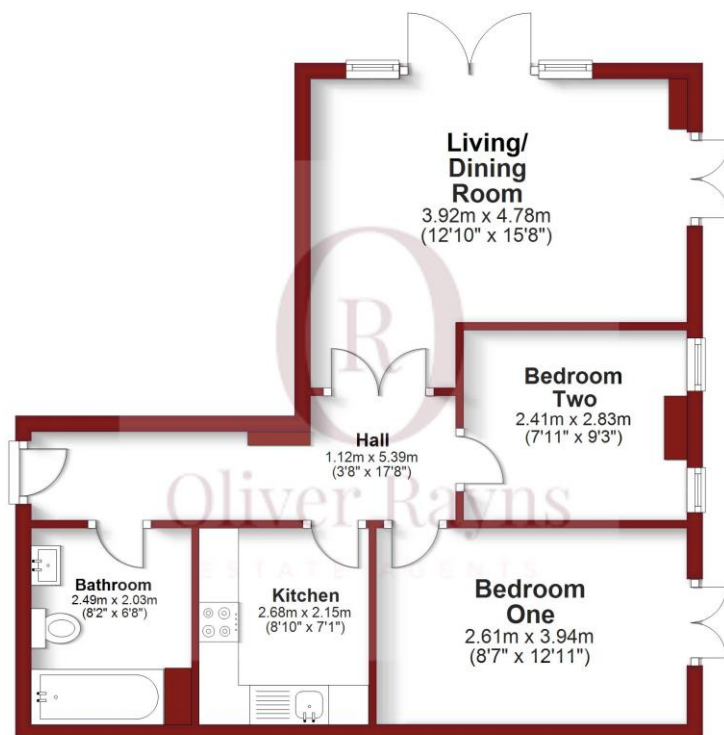
An Internal viewing comes with the agents highest recommendation to fully appreciate the accommodation and location on offer. secure gated parking.





Ground Floor

Approx. 53.2 sq. metres (572.2 sq. feet)




Total area: approx. 53.2 sq. metres (572.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustration purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All measurements include garages and outbuildings.

Plan produced using PlanUp.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Oliver Rayns

106 Queens Road
Clarendon Park, Leicester, LE2 3FL
T: 01162 960 940
E: info@oliverrayns.com
www.oliverrayns.com

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