

**Stoneygate Court**  
**Stoneygate, Leicester, LE2 2AH**

**Asking Price: £210,000**



**Oliver Rayns**  
ESTATE AGENTS







- Stylish Family Bathroom
- Open Plan Living Dining Room
- Two Double Bedrooms
- Ideal First Purchase
- Service Charge Inclusive Of Utilities
- Highly Desirable Stoneygate Court
- Fitted Kitchen With Appliances
- Landscaped Communal Gardens
- Single Garage Within Court
- Done To A High Specification

A two bedroom, first floor apartment in the highly desirable and iconic Stoneygate Court offering spacious and well presented living accommodation together with off road parking and a single garage.

This property's private entrance is located on the first floor. A hallway runs centrally through the development with the apartment positioned off to the left of the communal stairway.

The well-proportioned accommodation comprises an open plan living and dining room with character features including decorative coving to the ceiling. The exceedingly spacious kitchen has been fitted with a range of timber effect wall and base units with a timber style rolled edge worksurface encompassing a sink and drainer unit. Along with integrated cooker, dishwasher and washer dryer

The property boasts two large double bedrooms, offering generous storage facilities throughout. The stylish family bathroom comprising a bath with shower over, wash hand basin set in a vanity unit, and WC.

This development benefits from beautifully maintained, landscaped gardens with manicured lawns and well pruned hedging. The apartment also comes with off road parking and a single garage.

Lease:  
999 years from 1st January 2007 with 982 years remaining.

Service Charge: Approx. £3060 PA  
Ground Rent: £25 PA

Management company: Butlin  
Freeholder: Stoneygate Court Ltd

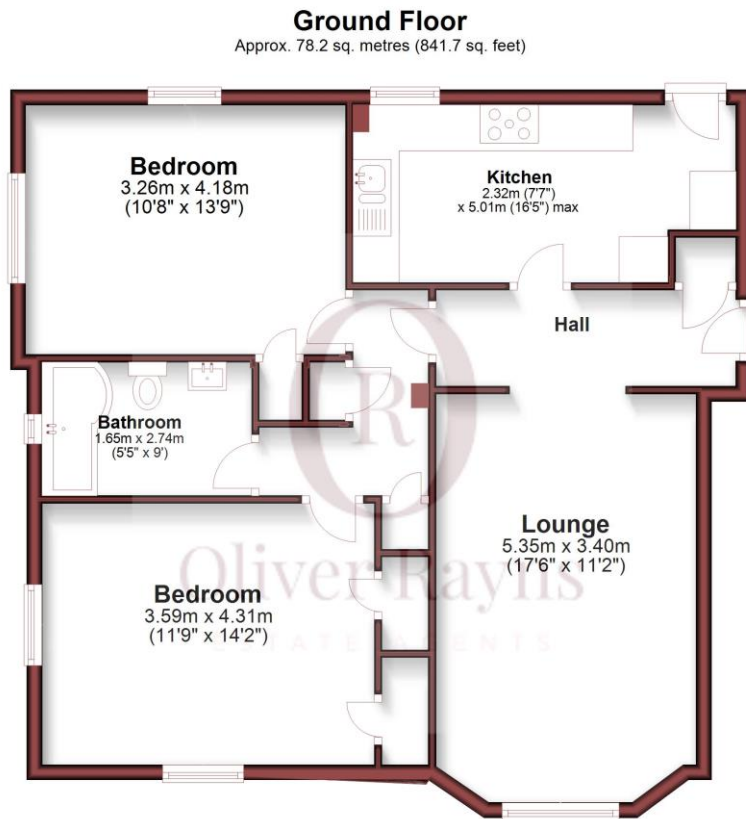
Service charge includes:  
Unlimited usage gas, heating & water. (Excludes electricity)  
Full time porter  
Bin collections from the doorstep  
Garden maintenance  
Window cleaning  
Building insurance  
Common areas maintenance












Total area: approx. 78.2 sq. metres (841.7 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+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	72	
(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		
England, Scotland & Wales	EU Directive 2002/91/EC 	

## Oliver Rayns

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