



**Oliver Rayns**  
ESTATE AGENTS



**Apartment 3 The Woodlands, 31 The Woodlands,  
Stoneygate, Leicester, LE2 3HL**

**Asking Price: £150,000**

*Leasehold*

# Apartment 3 The Woodlands, 31 The Woodlands, Stoneygate, Leicester, LE2 3HL

The Woodlands are a well-positioned block of apartments in the highly sought-after tree-lined suburb of Stoneygate in. With excellent access to the City Centre and Oadby as well as the train station, a range of schools and places of worship and amenities on Allandale Road, Francis Street and in Clarendon Park are just walking distance away.

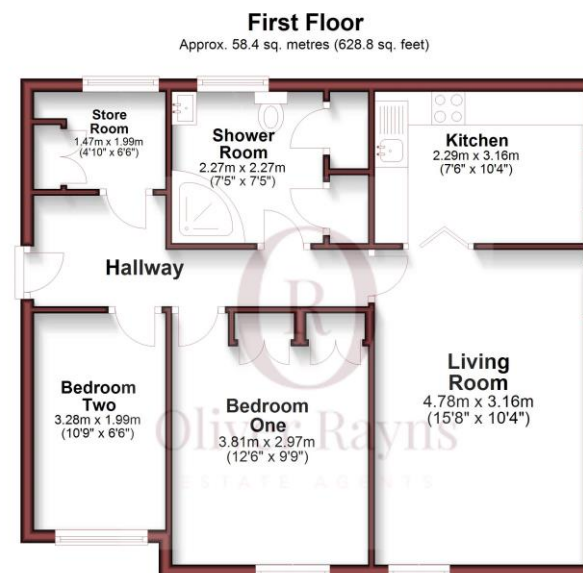
Approach the apartments from Knighton Road and enter into a secure communal entrance hall to find this first floor flat. Upon entering, you will be greeted with an entrance hall that leads to a versatile room, spacious living room, kitchen and then through to two double bedrooms and large bathroom.

Externally, the property offers well-maintained communal grounds and also has allocated parking. This superb apartment is being offered for sale with no chain.

The property is situated on one of the most desirable, tree-lined roads in Leicester in the highly sought after area of Stoneygate just one and a half miles south of the City Centre. The suburb offers a comprehensive range of local amenities including the nearby supermarkets, Leicestershire Golf Club and Leicester Lawn Tennis Club.

There is a wide selection of renowned state and independent schooling for all ages nearby while transport links to the area are excellent with the A6 London Road offering convenient access the University of Leicester, Leicester Royal Infirmary, and Leicester mainline train station which provides services to London St Pancras in a little over an hour.

- Leasehold
- Sought After Location Of Stoneygate
- Requires Modernisation Throughout
- No Onward Chain
- Allocated Parking
- 86 Years Remaining On The Lease
- Service Charge TBC
- Ideal For First Time Buyers/ Investors
- First Floor Apartment




Total area: approx. 58.4 sq. metres (628.8 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>		
(69-80) <b>C</b>	<b>79</b>	<b>79</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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.