



Oliver Rayns
ESTATE AGENTS



**Oliver Court London Roadm Stoneygate, Leicester,
LE2 2PQ**

Asking Price: £110,000

Leasehold

Oliver Court London Road, 33 Oliver Court, Stoneygate, Leicester, LE2 2PQ

This one bedroom apartment is situated on the ground floor of a purpose built block, in the leafy suburb of Stoneygate, Leicester - offering access to Leicester city centre, university, Queens Road and Allandale Road shops.

Requiring some modernisation the entrance hall with its handy storage cupboards leads on to the open plan living/kitchen area, flooded with natural light. The kitchen area is tucked away in the corner with wall and base units and work surfaces, sink/drainers and space for oven, fridge and freezer.

The bathroom features a three piece suite comprising bath, pedestal wash hand basin and low-level WC. The bedroom has two built in storage cupboards.

Garage (in block to rear and accessed via Sandown Road/Malvern Road)

The apartments are set back from the road within mature, leafy grounds with communal parking to the front and garages within a block to the rear.

The property is situated in the highly sought after suburb of Stoneygate, one and a half miles from the City Centre, offering a comprehensive range of local amenities including the nearby supermarkets, Leicestershire Golf Club and Leicester Lawn Tennis Club.

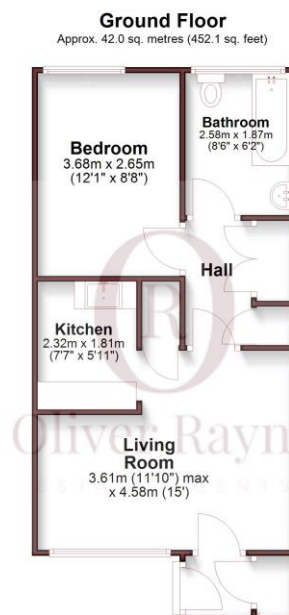
Within walking distance are the ever-popular Allandale Road/Francis Street and Queens Road shopping parades which offer a wide variety of independent shops and boutiques. Leicester City Centre is situated a 10 minute drive away providing a broad selection of eateries and shopping opportunities including the award-winning Highcross Shopping Centre. The University of Leicester and Leicester Royal Infirmary are only a short walk/drive away.

Access links to the area are excellent with the A6 London Road offering convenient access to the Leicester mainline train station which provides services to London St Pancras in a little over an hour, Birmingham New Street station in under 40 minutes and Nottingham in 30 minutes.

Viewings are strictly by appointment only via Oliver Rayns Estate Agents

Postcode for Sat Nav: LE2 2PQ

- Leasehold
- Ideal Investment Opportunity/First Time Buy
- Double Bedroom
- Open Plan Living/Kitchen area
- No Upward Chain
- Garage To The Rear
- 80 Years Remaining On The Lease
- Communal Parking



Total area: approx. 42.0 sq. metres (452.1 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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	75 C
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

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