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## **Flat 1, Stuart Court, 5a Stoneygate Avenue, Stoneygate, Leicester, LE2 3HE**



- Leasehold
- Fully Refurbished Throughout To A High Standard
- Sought-After Stoneygate Location Near Victoria Park
- Modern Grey Shaker Kitchen With Integrated Appliances
- Bosch Dishwasher And Electric Hob Included
- Generously Sized Double Bedroom With New Carpet
- Fully Refitted Bathroom With Heated Towel Rail
- Allocated Garage And Parking
- Ideal For First-Time Buyers Or Investors

**A beautifully refurbished one bedroom Stoneygate apartment offering neutral interiors, allocated garage and parking, and perfect for first-time buyers or investors.**

A beautifully presented and fully refurbished one bedroom apartment situated within this well-established block in the sought-after Stonygate area of Leicester. Ideal for a first-time buyer or investor, currently let at circa £800 pcm, this property has been finished to a high standard throughout and is ready to move straight into.

The kitchen has been comprehensively updated with a full range of grey shaker-style wall and base units, composite stone worktops, and white metro-tiled splashbacks. Integrated appliances include an electric hob, oven, and a Bosch dishwasher. A large window to the rear brings in good natural light, with dark hardwood-effect flooring adding warmth to the space.

The bedroom is a generously sized double, finished in a cool grey palette with brand-new plush charcoal carpet. It benefits from a large window with fitted day/night blinds and a full-height radiator, providing a comfortable and restful space.

The bathroom has been fully refitted with a white suite comprising a panelled bath with sliding glass shower screen, a vessel basin on a grey vanity unit, and a modern close-coupled WC. Part-tiled walls, a heated towel rail, and a frosted window to the rear complete the room.

To the rear of the block, the property includes an allocated garage and parking space, with additional visitor spaces available. The car park is accessed via a private driveway. The block itself is of solid yellow brick construction, set back from the road in a residential setting flanked by established hedging.

Stuart Court sits in a prime Stonygate location, one of Leicester's most desirable residential suburbs, with excellent access to London Road, Victoria Park, and the city centre. A wide range of independent shops, cafés, and restaurants are within easy reach, along with strong transport links.

Tenure: Leasehold - 942 years remaining.



Total area: approx. 41.3 sq. metres (444.6 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 PlanIt3p.

**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.

Oliver Rayns Limited Registered Office Address: 106 Queens Road, Clarendon Park, Leicester LE2 3FL.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		