



Stoneygate Court
Stoneygate Leicester LE2 2AH
£190,000 No Upward Chain

Knightsbridge

ESTATE AGENTS & VALUERS

Located within the highly desirable Stoneygate Court, this spacious first floor flat is set within an attractive traditional complex. The property has a stylish, light and airy theme throughout to include a communal entrance hall, private entrance hall, generous size lounge dining room, fitted kitchen, inner lobby with two double bedrooms and stylish bathroom. Outside enjoys a garage in a block to the rear and attractive well maintained gardens.

The property is well located for everyday amenities and services, including renowned local public and private schooling together with nursery day-care, Leicester City Centre and the University of Leicester, Leicester Royal Infirmary and Leicester General Hospital. Within minutes' walk you will find Victoria Park together with shopping parades in both Stoneygate and neighbouring Clarendon Park with their specialist shops, bars, boutiques and restaurants.



- Gas Central Heating, Double Glazing
- Communal Entrance, Private Entrance Hall
- Generous Size Lounge Dining Room, Fitted Kitchen
- Inner Hallway with Two Double Bedrooms
- Stylish Bathroom
- Garage in Block to Rear, Attractive Gardens

Communal Entrance

With stairs to first floor.

Private Entrance Hall

With security intercom system, cloaks cupboard, radiator, open aspect leading to:

Lounge Dining Room 18' x 11'1"

A generous size lounge dining room with double glazed window to the front elevation, TV point, traditional style radiator.

Fitted Kitchen 16'5" x 7'6"

With double glazed window to the rear elevation, kitchen comprises: one and a half bowl stainless steel sink and drainer units with a range of wall and base units with work surfaces over, built-in electric oven and hob with stainless steel chimney hood over, built-in dishwasher, pull out larder unit, plumbing for washing machine, wood effect lino floor.

Inner Hallway

With two built-in cupboards.

Bedroom One 14'2" x 11'9"

With double glazed windows to the front and side elevation, two built-in wardrobes, traditional style radiator.

Bedroom Two 13'8" x 10'9"

With double glazed windows to the rear and side elevations, built-in cupboard, traditional style radiator.

Bathroom 7'8" x 5'4"

With double glazed window to the side elevation, bathroom comprises: bath with rainforest shower and handheld shower over, low-level WC, wash hand basin, heated towel rail.

Outside

The property benefits from a garage located in a block to the rear, through the archway take a right and it is the second one in from the end and is set within attractive established well maintained gardens with large lawn area and mature trees, paved seating area, mature Magnolia and pathway leading to London Road.



IMPORTANT NOTE: The floor plans are **NOT TO SCALE** and are intended to be used as a guide only. They should **NOT** be used for any other purpose. Similarly, the plans do not represent the décor of the property including the floor coverings, wall coverings, fixtures and fittings.



Energy Efficiency Rating	
Current Rating - A 00	Potential Rating - A 00

IMPORTANT NOTE: We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only, they should not be relied upon as an accurate measurement. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to a purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents & Valuers (nor any person in their employment) has any authority to make any representation or warranty in relation to the property and/or its fixtures and fittings.