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Hendon Grange, Stoneygate, Leicester,
LE2 2PZ

£125,000 No Upward Chain

A beautifully maintained two bedroom first floor apartment set within the established and sought after over fifty-fives complex known as Hendon Grange along London Road in Stoneygate. The property provides excellent access to shopping facilities along the parades of Oadby and Clarendon Park with their array of coffee shops, independent shops and large supermarkets. Bus links to Leicester City Centre and train station are also within reach. Communal parking is available via a bay. The accommodation includes an entrance hall, light and airy living room, fitted kitchen with built-in appliances, two bedrooms and shower room. The home is set within mature established communal grounds. For further information and to discover more, contact us now.



CLARENDON PARK
72 QUEENS ROAD
T. 0116 274 5544

OADBY
49 THE PARADE
t. 0116 271 3333

WIGSTON
34 LEICESTER ROAD
t. 0116 288 4888

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Property Specification

Entrance Hall

With generous size storage cupboard, ceiling coving, security intercom, electric wall heater.

Living Room 16'4" x 11'

With uPVC double glazed window to the rear elevation enjoying views over communal grounds, ceiling coving, electric fire with surround and hearth, TV point, electric wall heater, folding doors providing access to:

Fitted Kitchen 11' x 7'8"

With uPVC double glazed window to the side elevation, wall and base units with worksurfaces over, stainless steel sink, drainer and mixer tap, inset four ring electric hob and oven with extractor hood over, space for fridge, space for freezer, part tiled walls, shelving, towel rail.

Bedroom One 10'10" x 9'2"

With uPVC double glazed window to the rear elevation enjoying views over communal grounds, built-in mirrored sliding wardrobes, ceiling coving, electric wall heater.

Bedroom Two 11' x 6'8"

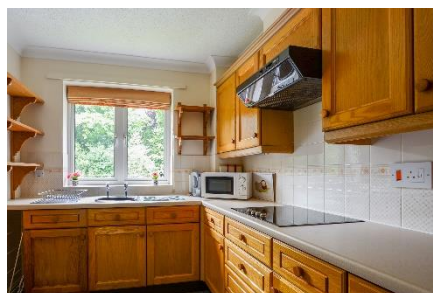
With uPVC double glazed window to the rear elevation enjoying views over communal grounds, ceiling coving, shelving, electric wall heater.

Shower Room 7' x 6'5"

With shower cubicle, low-level WC, wash hand basin with vanity storage units, chrome heated towel rail.

Outside

The property benefits from well kept communal grounds with seating area, gardens and parking.



Features

- ✎ A Two Bedroom Apartment
- ✎ Popular Hendon Grange
- ✎ Light & Airy Living Room
- ✎ Fitted Kitchen
- ✎ Two Bedrooms
- ✎ Shower Room
- ✎ Set Within Beautiful Communal Grounds
- ✎ Close to Shopping Facilities
- ✎ No Upward Chain

Tenure

Leasehold

Council Tax

Band D

Lease Details - TBA

Current Ground Rent: £245.66 half yearly
 Review Period: 20 years
 Current Service Charge: £3,134.86 per month
 Review Period: Annually
 Length of Lease: 93 years remaining
 Original lease: 01/04/1989





Top Selling Agent of 2021



Sales agreed for **Clarendon Park, the Knightons & Stonegate** from 01/01/2021 - 31/12/21 (LE2 1, LE2 2 & LE2 3)



*Data taken from Rightmove.co.uk for properties with sales agreed between 01/01/2021 and 31/12/2021 in LE2 1, LE2 2 & LE2 3.

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Property Layout



Energy Efficiency Rating

Current Rating – C 75

Potential Rating – C 80



Important Note: Room Specifications

We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements.

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 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.'

Important Note: Floorplans

The floor plans are NOT TO SCALE, and are intended for use as a guide to the layout of the property only.

They should NOT be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.

