



Clarence Court, Stoney Stanton
Leicester LE9 4PT

Offers Over £135,000 Leasehold



FEATURES

- Perfect First Floor Apartment
- Spacious Lounge Diner
- En-suite to master bedroom
- Built in wardrobes to master bedroom
- Two double bedrooms
- EPC Rating: C
- Family Bathroom
- Brand new Kitchen

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This modern and well-presented two double bedroom first floor apartment is ready to move right into. Renovated by the current owner this home has a stunning new kitchen and benefits from an Ensuite shower room to the master bedroom as well as a separate Family bathroom. Outside are two allocated parking spaces.

Entry to the property is through a communal door with buzzer system leading into the shared stairwell. On approaching the first floor this apartment is located immediately on the left hand side.

Entry to the property leads into a spacious inner hallway where access can be gained to all of the rooms and storage cupboard apart from the Master Ensuite.

At the front of the apartment is the Lounge Diner with double upvc doors and Juliette Balcony allowing the light to flow into the property.

At the rear of the property is the brand new Kitchen fitted by the current owner and comprises sink and drainer with mains mixer tap over set in sare edged modern work surfaces extending to provide a range of base units and drawers under with matching eye level units over. There is space for a washing machine and fridge freezer with built in oven and four ring gas hob with extractor hood over. Enclosed in a cupboard is the Ideal Instinct combi boiler.

At rear of the property is the second bedroom which could house a double bed with upvc window and a double built in wardrobes.

At the front of the property is the Master bedroom which houses a double bed with upvc window. There is a double and single built in wardrobe.

The Master Bedroom benefits from an Ensuite shower room which comprises shower enclosure set in a tiled surround with mains mixer shower over, close coupled WC with dual flush and pedestal wash hand basin with mains mixer shower over.

From the hallway is access to the Family Bathroom which comprises panelled bath with mains mixer tap and shower attachment over, close coupled WC with dual flush and pedestal wash hand basin. There is an obscure upvc window to the side elevation.

Outside are two allocated parking spaces.

The 125 year lease started from 30th March 2007.

Ground Rent is £150 per annum and Service charges for 2020 are currently £975.66 per annum.

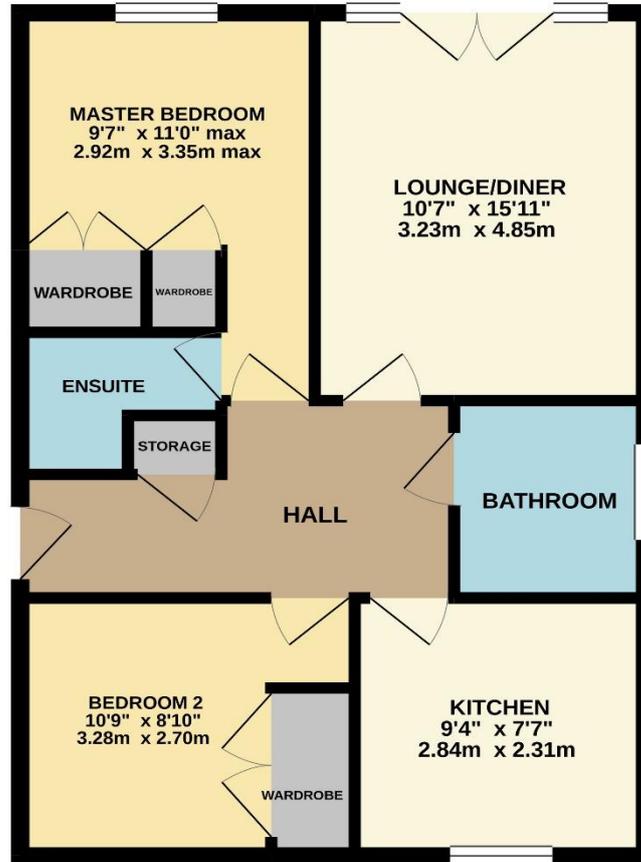
Blaby District Council: Band B

Front image shows entire apartment block - Apartment for sale is the top left hand side apartment





GROUND FLOOR



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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Particulars: These are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time, there may be reconnection charges for any switched off/disconnected or drained services or appliances. Some images have been taken using a fisheye lens.

Floor Plans: Floor plans are intended to show the relationship between rooms and does not reflect exact dimensions or exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. in accordance with the Consumer Protection from Unfair Trading Regulations 2008, and subsequent guidance, we are required to inform you of any fee, payment, or other reward or benefit (known as a Referral Fee) which we receive from service providers for recommending their service to you. You are not under any obligation to use the services of any of the recommended providers, though should you decide to use one of the service providers; the provider is expected to pay us the corresponding referral fee. The Referral Fee is separate from your obligation to pay our own fees or commission. The Referral Fees of which you should be aware are as follows: Should you decide to order an EPC through Hampson's Estate Agents Limited we would expect to receive a referral fee of approximately £0 to £50 including VAT per referral. Should you decide to use Hampson's Estate Agents to complete a Property survey we would expect to receive a referral fee of approximately £0 - £150 including VAT per referral. Should you decide to use Hampson's Estate Agents for Conveyancing Services we would expect to receive a referral fee approximately worth between £50 and £300 including VAT per referral. Should you decide to use Hampson's Estate Agents for mortgage services we would expect to receive a referral fee of approximately £0 - £400.

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