

1 Bed Flat In Pickering Close Stoney Stanton, Leicester, LE9 4GN £27,500





SHORT DESCRIPTION

Property Ref: 15999 Discover this beautifully presented one-bedroom flat, ideally located in the highly sought-after village of Stoney Stanton. Perfect for first-time buyers or downsizers, this charming home offers modern, low-maintenance living within a friendly and well-connected community. This residence embodies the perfect blend of comfort, convenience, and quality living, making it an ideal choice for discerning individuals or families seeking a place to call home. Key Features Bright and spacious living area with ample space for both relaxing and dining. Newly fitted herringbone flooring throughout, creating a fresh and stylish feel. Generous double bedroom offering comfort and privacy. Well-appointed bathroom featuring sleek fittings and a full-size bath with overhead shower. Rare benefit of attic space, ideal for additional storage. Juliette's balcony is accessed from the living room, allowing plenty of natural light. One allocated parking space plus a shared guest space for residents Quiet residential setting close to local village amenities Location - Set within a popular Leicestershire village, the property is within easy walking distance of local shops, pubs, scenic countryside walks, and transport links. Stoney Stanton offers excellent access to Hinckley, Leicester, and the M69, making it ideal for commuters who value a peaceful lifestyle without sacrificing convenience. Ideal For First-time buyers seeking an affordable and stylish entry onto the property ladder. Downsizers or investors looking for a well-located, easy-to-maintain home in a welcoming village environment. This attractive flat must be viewed to fully appreciate the space, location, and lifestyle on offer. Property Type: Flat Full selling price: £110000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 25% Share price: £27500.00 Monthly rent based on 25% share: £237.73 Remaining lease (In Years): 84 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £1078.92 Council tax band: A EPC rating: C Measurement:391 sq.ft. Possession of the property: self-Occupied

1

Bed Room(s)

1

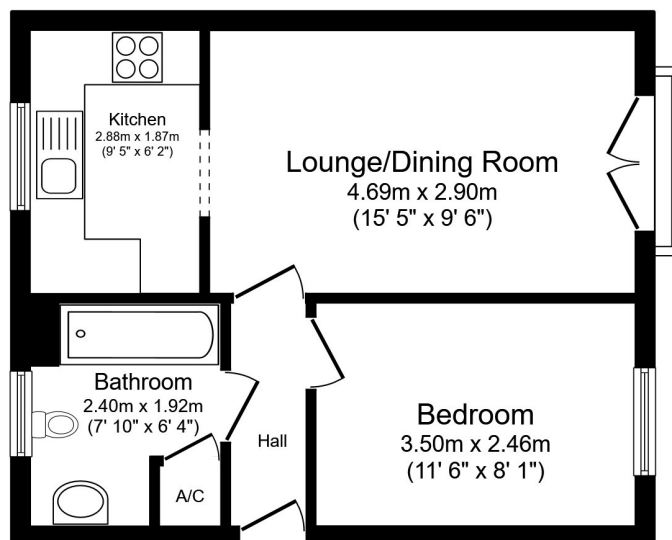
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 36.4 sq.m. (391 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 78 C | 78 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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