



# READINGS

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## Knighton Court

Knighton Park Road, Leicester, LE2 1ZB

£155,000



A well proportioned top floor flat in the ever popular Knighton Court development on the prestigious Knighton Park Road. Well served with easy access to the city centre and mainline train station and within walking distance of the popular Queens road in Clarendon Park.

Situated on the fourth floor the flat enjoys excellent views across Stoneygate and has accommodation that benefits from a gas central heating system and Upvc sealed unit double glazing. In need of some improvement, the flat has an "L" shaped entrance hall. large lounge, kitchen, two double bedrooms, and a bathroom. There is a single garage and communal gardens. Knighton Court is for owner occupiers only. No, buy to let investors.



### Communal Entrance hall

Approached via an intercom system there are both stairs and a lift to all floor.

### Entrance Hall

An "L" shaped entrance hall with Parquet flooring. useful cloak cupboard and further large walk-in cupboard. Radiator.

### Spacious Lounge 18'4" x 11'5" (5.61m x 3.48m)

A lovely well proportioned room with a large picture window to the front with distant views over Stonegate. There is a French door that leads to a small shared balcony. Radiator.

### Kitchen 8'8" x 8'4" (2.66m x 2.56m)

Window to the front. Single drainer sink unit with base cupboards under. basic range of further units. Wall mounted gas central heating boiler.

### Bedroom 1 11'5" x 10'9" (3.49m x 3.28m)

Window to the rear. Radiator.

### Bedroom 2 11'5" x 9'5" (3.48m x 2.89m)

Window to the rear. Radiator.

### Bathroom

Paneled bath with gravity shower over and tiled surround Pedestal wash hand basin and low level WC. Radiator.

### Outside

Knighton Court has well-maintained gardens centered around a large lawn to the front. There is communal parking to the front and rear and no45 has a single brick garage to the rear.

### Tenure

The property is being sold leasehold with Vacant Possession upon completion. The property is held on a 999 year lease granted 1st January 2008. 985 Years unexpired term.. The current service charge payable is £2604.90 approx with an additional annual service charge for the garage of £70.00. The service charge for the flat is paid half yearly. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

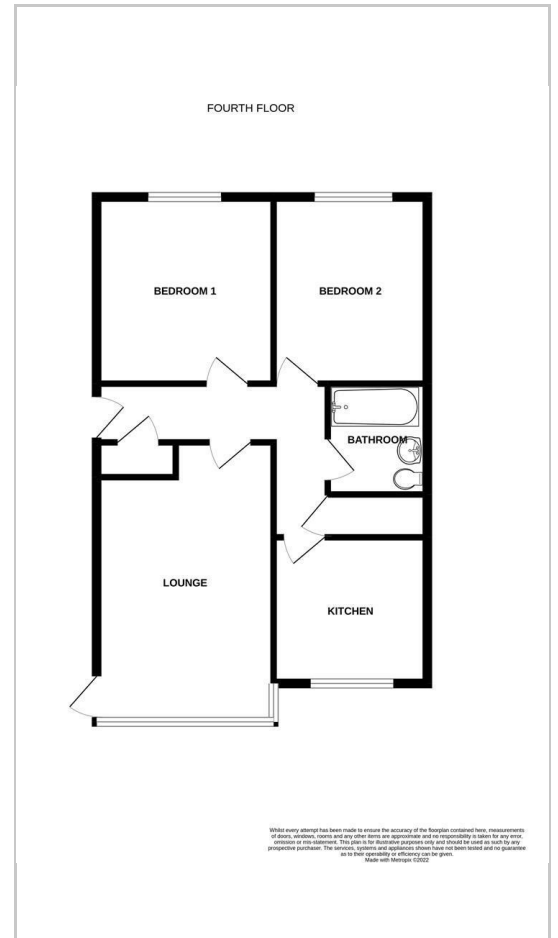
### Consumer Protection Legislation

**CONSUMER PROTECTION LEGISLATION** - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

### Area Map



### Floor Plans



### Energy Efficiency Graph

