



Stoneygate Court, Stoneygate

Guide Price £130,000

SOLD VIA AUCTION. An ATTRACTIVE second floor flat available with NO UPWARD CHAIN providing well presented and WELL PROPORTIONED accommodation including two double bedrooms and a good size sitting room. Ideal first time purchase. Immediate 'Exchange of Contracts' Available, Being sold via 'Secure Sale'.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: E





Communal Entrance

With stairs to second floor.

Private Entrance Hall

With fold open doors to sitting room.

Sitting Room

18' 3" x 11' 0" (5.56m x 3.35m)

With double glazed window to the front elevation, radiator.

Kitchen

16' 5" x 7' 4" (5.00m x 2.24m)

With double glazed window to the rear elevation, ceramic sink with a range of solid bespoke wooden units with worksurfaces over, plumbing for washing machine, radiator. (appliances are negotiable)



Inner Hallway

With two built-in storage cupboards.

Bedroom One

14' 1" x 11' 9" (4.29m x 3.58m)

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

Bedroom Two

13' 9" x 10' 8" (4.19m x 3.25m)

With double glazed windows to the rear and side elevations, built-in wardrobe.

Bathroom

7' 10" x 5' 7" (2.39m x 1.70m)

With double glazed window to the side elevation, bath with mixer tap shower attachment, low-level WC, pedestal wash hand basin.

Communal Garden

The property sits within attractive well maintained grounds.

Parking

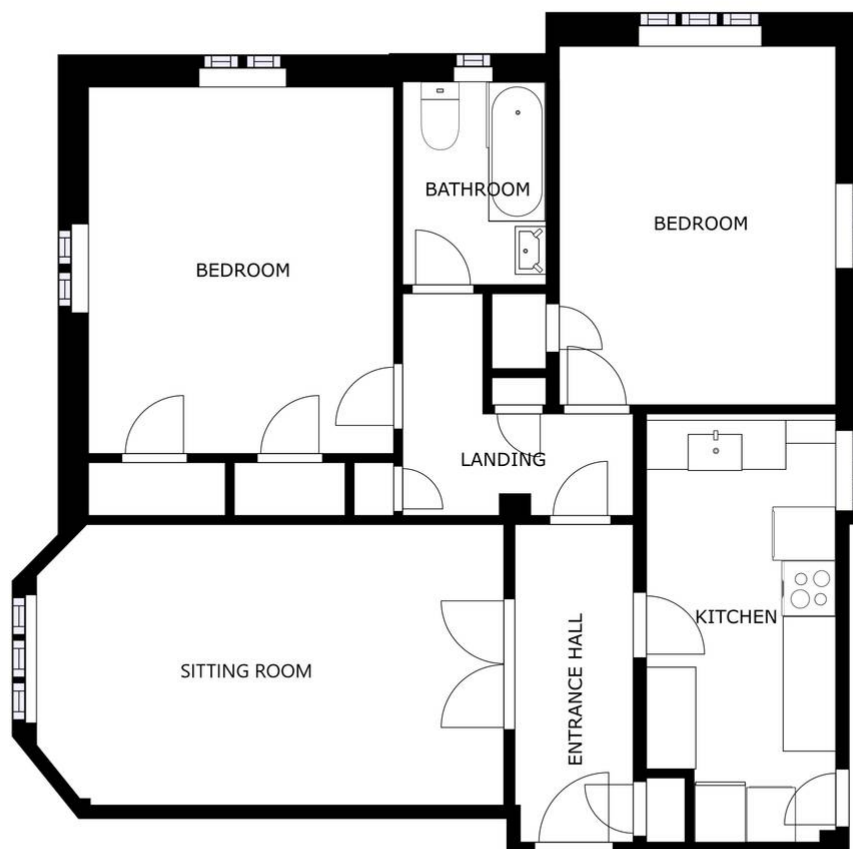
The property benefits from communal parking.

Lease Information

Term: 999 years from 2007

Service Charge: £3,442.48 per annum (includes gas)

Ground Rent: £25 per annum



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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