



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 benets 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.



We'll keep you moving...



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. 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.