



Wheatsheaf Court, Knighton Fields

In Excess of £205,000

A stunning THREE-STOREY home in the popular Wheatsheaf Building in KNIGHTON FIELDS. The property includes allocated parking, three bedrooms, an open plan living kitchen dining area, a private garden and a communal garden/courtyard. Viewing is highly recommended.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C





Lower Ground Floor Entrance

Enter the apartment via a composite front door with stairs leading to the first floor landing and a radiator.

Bedroom Three

13' 6" x 8' 9" (4.11m x 2.67m)

With TV point, built-in wardrobes and a radiator.

Shower Room

6' 4" x 5' 2" (1.93m x 1.57m)

With a shower cubicle with shower over, WC, wash hand basin, tiled splashbacks and a radiator.

First Floor Landing

With stairs to the second floor landing.



Lounge

17' 6" x 8' 10" (5.33m x 2.69m)

With windows to the front elevation, TV point, exposed ceiling beams and a door leading to the garden.

Kitchen

7' 2" x 6' 6" (2.18m x 1.98m)

With a range of well-maintained wall and base units with work surfaces over, sink and drainer unit, oven, hob, chimney hood and space for a tall freestanding fridge freezer.

Second Floor Landing

Bedroom One

9' 8" x 9' 0" (2.95m x 2.74m)

With a window to the front elevation, Tv point and a radiator.

Bedroom Two

9' 0" x 7' 4" (2.74m x 2.24m)

With a window to the front elevation and a radiator.

Bathroom

5' 7" x 5' 6" (1.70m x 1.68m)

With bath with shower over, WC, wash hand basin, tiled splash backs, tiled flooring and a radiator.

Garden

A low-maintenance garden with Astro turf and well-maintained fenced perimeter borders.

Communal Garden

A beautiful communal garden with decking, Astro turf and seating areas.

Parking

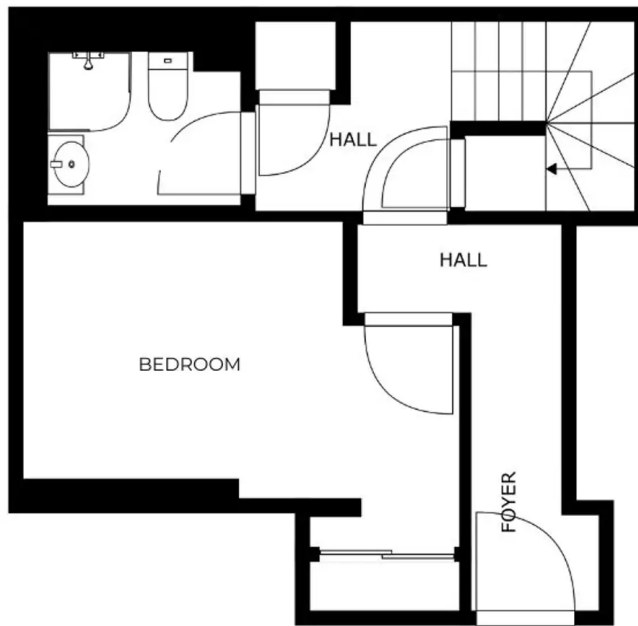
Allocated parking in a secure facility

Lease Details

Current Ground Rent: £250 per year

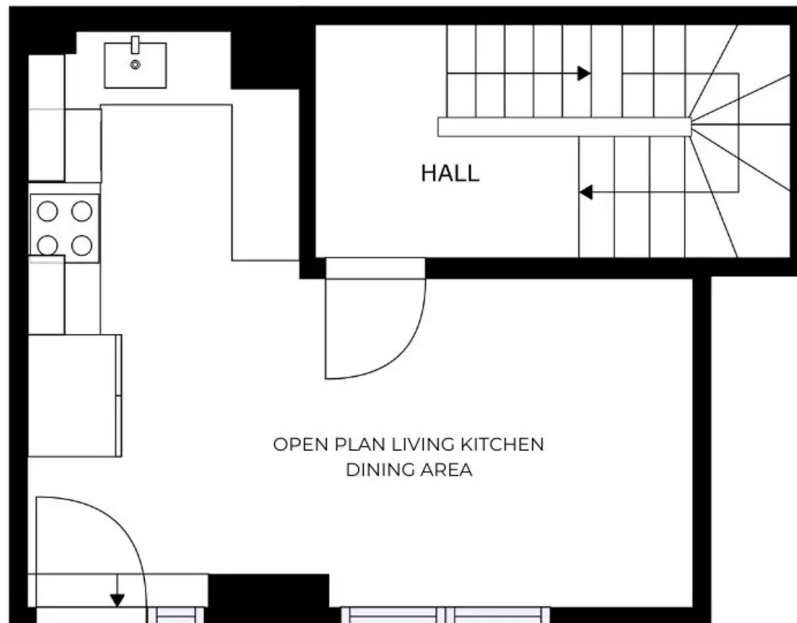
Current Service Charge: £995 per year (5 installments)

Length of Lease: 115 years remaining



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 30 m², FLOOR 2: 27 m²
 FLOOR 3: 8 m², FLOOR 4: 27 m²
 TOTAL: 92 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 30 m², FLOOR 2: 27 m²
 FLOOR 3: 8 m², FLOOR 4: 27 m²
 TOTAL: 92 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...



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