



## Stoneycroft, Stoneygate Road

Offers Over £90,000

OVER 55'S DEVELOPMENT - a light and airy TWO-BEDROOM first-floor flat located in the popular Stoneycroft development in Stoneygate.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C



0116 274 5544





### **Communal Entrance**

### **Private Entrance Hall**

With a cloaks cupboard and an airing cupboard.

### **Living Dining Room**

13' 9" x 11' 10" (4.19m x 3.61m)

With a double-glazed window to the rear elevation and a storage heater.

### **Kitchen**

10' 5" x 5' 8" (3.18m x 1.73m)

With a double-glazed window to the side elevation, stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, a built-in oven and plumbing for a washing machine.



### **Bedroom One**

12' 0" x 9' 9" (3.66m x 2.97m)

With a double glazed window to the rear elevation, fitted wardrobes, TV point and a storage heater.

### **Bedroom Two**

11' 10" x 6' 7" (3.61m x 2.01m)

With a double-glazed window to the rear elevation, fitted wardrobes and a storage heater.

### **Shower Room**

6' 6" x 5' 7" (1.98m x 1.70m)

With a walk-in double shower cubicle with shower over, wash hand basin, WC and a heated towel rail.

### **Communal Garden**

Well-maintained communal gardens with a beautiful range of plants, shrubs and lawns.

### **Parking**

Communal Parking

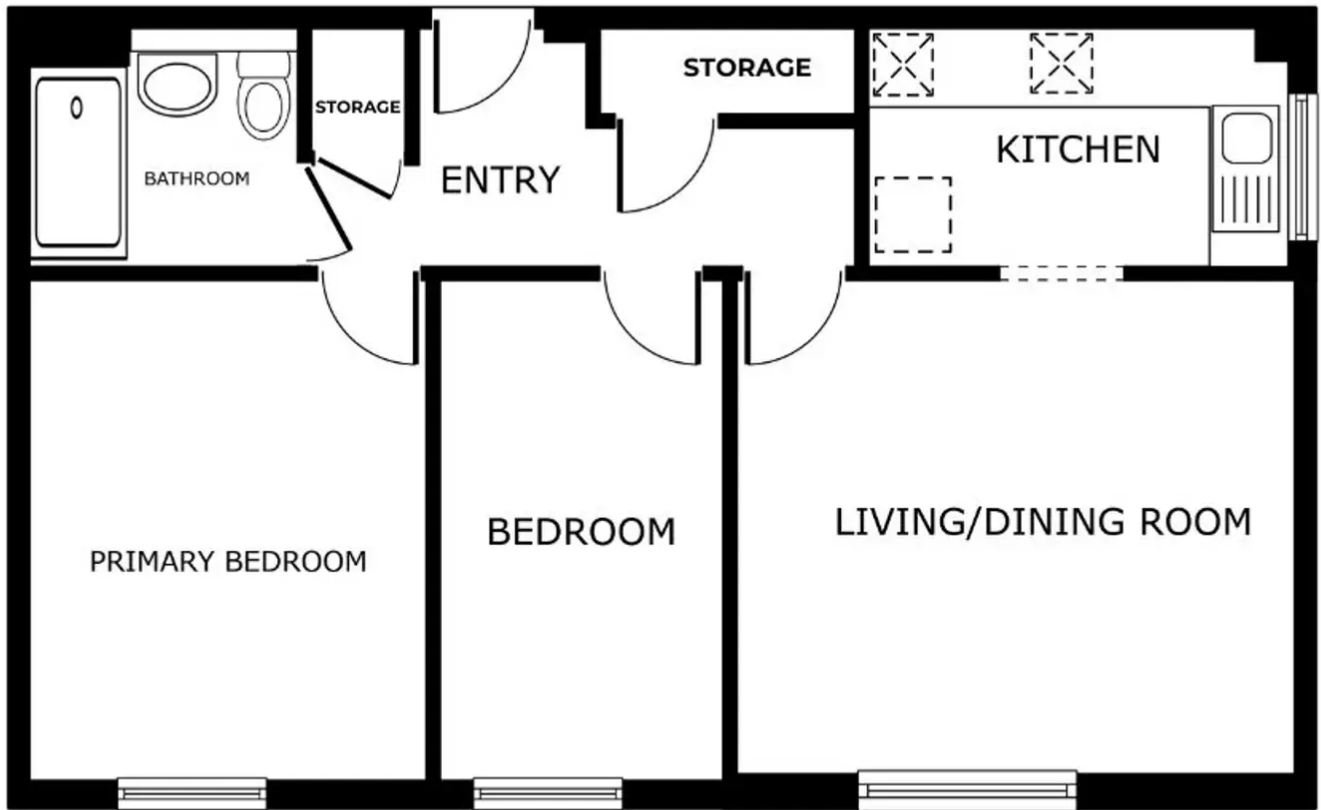
### **Leasehold Information**

**Length:** 125 years from 1986

**Service Charges:** £259 Per Calendar Month

**Ground Rent:** Peppercorn

Under Section 21 of the Estate Agents Act 1979, we are obliged to point out to prospective purchasers that the vendors are connected to Knightsbridge Estate Agents & Valuers Ltd.



FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN 55.0 m<sup>2</sup>  
 TOTAL : 55.0 m<sup>2</sup>  
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.