



Knighton Court, Clarendon Park

Offers Over £175,000

A first-floor apartment with TWO BEDROOM, living room with door leading to the BALCONY, kitchen, shower room, communal gardens and COMMUNAL PARKING.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C





Communal Entrance Hall

With stairs and lift access.

Entrance Hall

With wood effect flooring and a storage cupboard.

Living Room

16' 8" x 12' 9" (5.08m x 3.89m)

With a double-glazed bay window to the front elevation, a double glazed door to the balcony, a feature fireplace and a radiator.

Kitchen

8' 8" x 6' 10" (2.64m x 2.08m)

With a double-glazed window to the rear elevation, a sink and drainer unit with a range of wall and base units with work surfaces over, gas cooker point, chimney hood, plumbing for an appliance and a pantry with a double glazed window to the rear elevation.



Bedroom One

12' 4" x 11' 0" (3.76m x 3.35m)

With a double-glazed window to the front elevation, wardrobes and a radiator.

Bedroom Two

11' 5" x 11' 2" (3.48m x 3.40m)

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

Shower Room

8' 9" x 6' 5" (2.67m x 1.96m)

With a double-glazed window to the rear elevation, double shower cubicle, wash hand basin, WC, lino flooring and a heated towel rail.

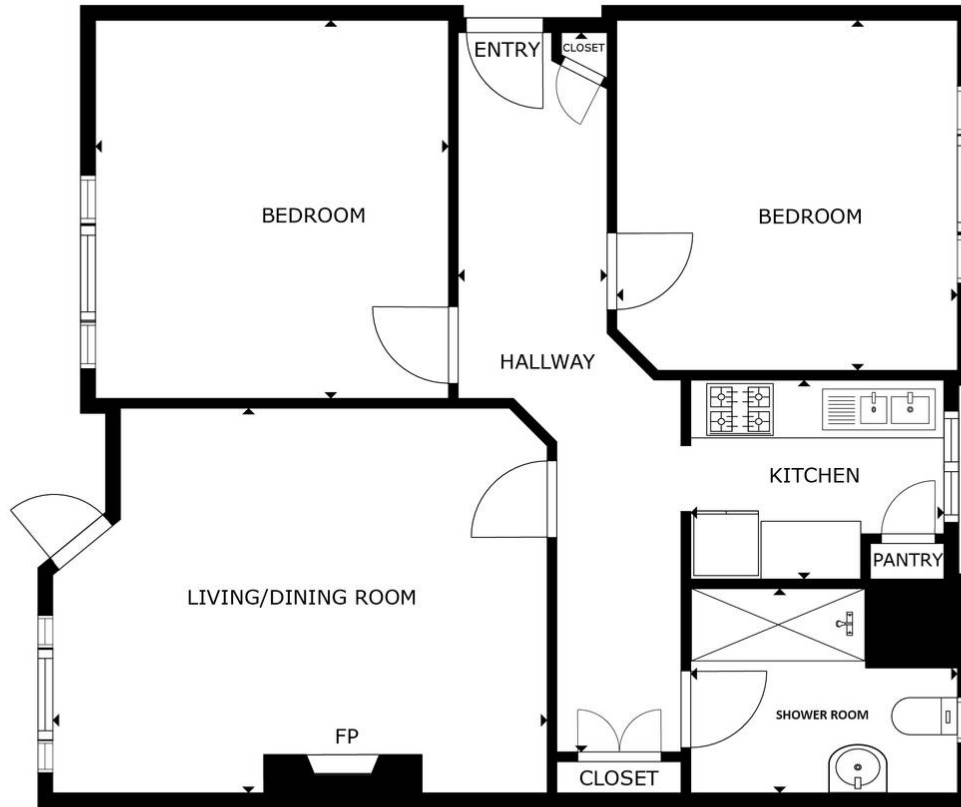
Communal Garden

With communal gardens.

Lease Information:

Service Charges - £333 PCM inc heating and hot water

982 Years Remaining on the Lease.



FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN: 71 m²
 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.