



## Hendon Grange, Stoneygate

£100,000

Located within a highly desirable OVER-55s development, this well-presented second floor flat is available with NO UPWARD CHAIN. The property provides well-proportioned accommodation and is set within attractive COMMUNAL GROUNDS with the added benefit of COMMUNAL LOUNGE and laundry room.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D



0116 274 5544





### **Communal Entrance**

With stairs or lift to second floor.

### **Entrance Hall**

A private entrance hall with cloaks cupboard, storage heater.

### **Lounge**

16' 2" x 10' 8" (4.93m x 3.25m)

With double-glazed window to front elevation with pleasant aspect overlooking the communal grounds, storage heater, electric fire, open aspect to fitted kitchen.

### **Fitted Kitchen**

8' 2" x 7' 8" (2.49m x 2.34m)

With one-and-a-half-bowl stainless steel sink and drainer unit, a range of wall and base units with work surfaces over, built-in electric oven and hob with filter hood over, plumbing for washing machine, lino flooring.



### **Bedroom**

17' 0" x 8' 10" (5.18m x 2.69m)

With double-glazed window to front elevation, storage heater.

### **Dressing Area**

8' 1" x 7' 5" (2.46m x 2.26m)

With fitted mirrored wardrobes.

### **Shower Room**

7' 0" x 5' 4" (2.13m x 1.63m)

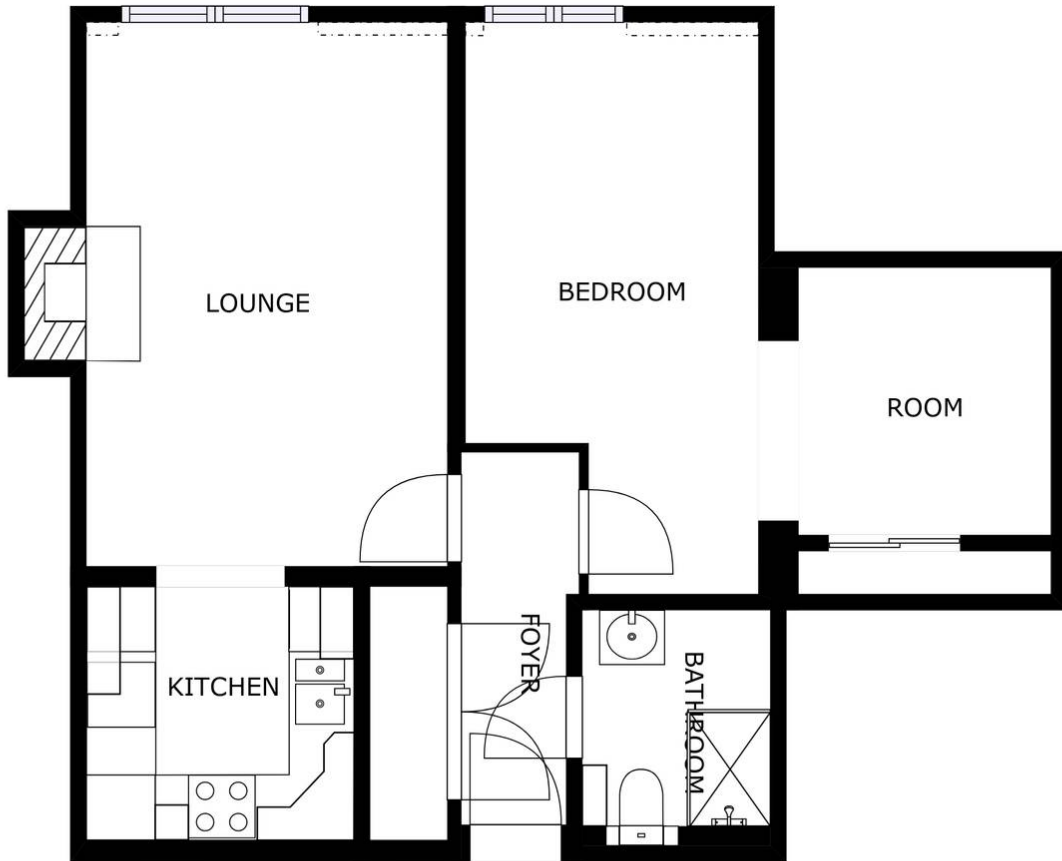
With walk-in shower cubicle with electric shower, pedestal wash hand basin, low-level WC, tiled floor, extractor fan, heated chrome towel rail.

### **Communal Spaces**

The property also has the added benefit of a communal lounge and communal laundry room.

### **Communal Garden**

The property enjoys attractive, well-maintained communal gardens and a communal parking area.



GROSS INTERNAL AREA  
 FLOOR 1: 598 sq. ft, EXCLUDED AREAS:  
 REDUCED HEADROOM BELOW 1.5M: 4 sq. ft  
 TOTAL: 598 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



**We'll keep you moving...**



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