



## Apt F, Knighton Hayes Manor, 6A Ratcliffe Road

£275,000 Share of Freehold

This elegant second-floor apartment, offered with no upward chain, is set within a beautifully converted period manor house with private gated grounds. It features a 40ft open-plan living area, two double bedrooms (master en-suite), and allocated parking—an ideal investment.







#### **Communal Entrance Hall**

With stairs to the second floor.

#### **Entrance Hall**

With built-in cupboard and a radiator.

#### **Open Plan Living Kitchen Dining Room**

40' 10" x 23' 4" (12.45m x 7.11m)

With three skylight windows to the rear elevation, a further window to the rear elevation, a long skylight window to the front elevation, a further window to the side elevation, a sink and drainer unit with a range of wall and base units with work surfaces over, oven, electric hob, extractor hood, cupboard housing boiler, fridge, freezer, dishwasher, washing machine, TV point and radiator.

#### **Bedroom One**

16' 2" x 13' 0" (4.93m x 3.96m)

With two double-glazed skylight windows to the side elevation, a window to the front elevation, a TV point and a radiator.

#### **En-Suite**

8' 2" x 5' 1" (2.49m x 1.55m)

With a glazed window to the side elevation, tiled shower cubicle, wash hand basin, WC, tiled flooring and a radiator.

#### **Bedroom Two**

10' 4" x 10' 4" (3.15m x 3.15m)

With two double-glazed skylight windows to the front elevation and a radiator.







### **Communal Entrance Hall**

With stairs to the second floor.

### **Entrance Hall**

With built-in cupboard and a radiator.

### **Open Plan Living Kitchen Dining Room**

40' 10" x 23' 4" (12.45m x 7.11m)

With three skylight windows to the rear elevation, a further window to the rear elevation, a long skylight window to the front elevation, a further window to the side elevation, a sink and drainer unit with a range of wall and base units with work surfaces over, oven, electric hob, extractor hood, cupboard housing boiler, fridge, freezer, dishwasher, washing machine, TV point and radiator.



### **Bedroom One**

16' 2" x 13' 0" (4.93m x 3.96m)

With two double-glazed skylight windows to the side elevation, a window to the front elevation, a TV point and a radiator.

### **En-Suite**

8' 2" x 5' 1" (2.49m x 1.55m)

With a glazed window to the side elevation, tiled shower cubicle, wash hand basin, WC, tiled flooring and a radiator.

### **Bedroom Two**

10' 4" x 10' 4" (3.15m x 3.15m)

With two double-glazed skylight windows to the front elevation and a radiator.









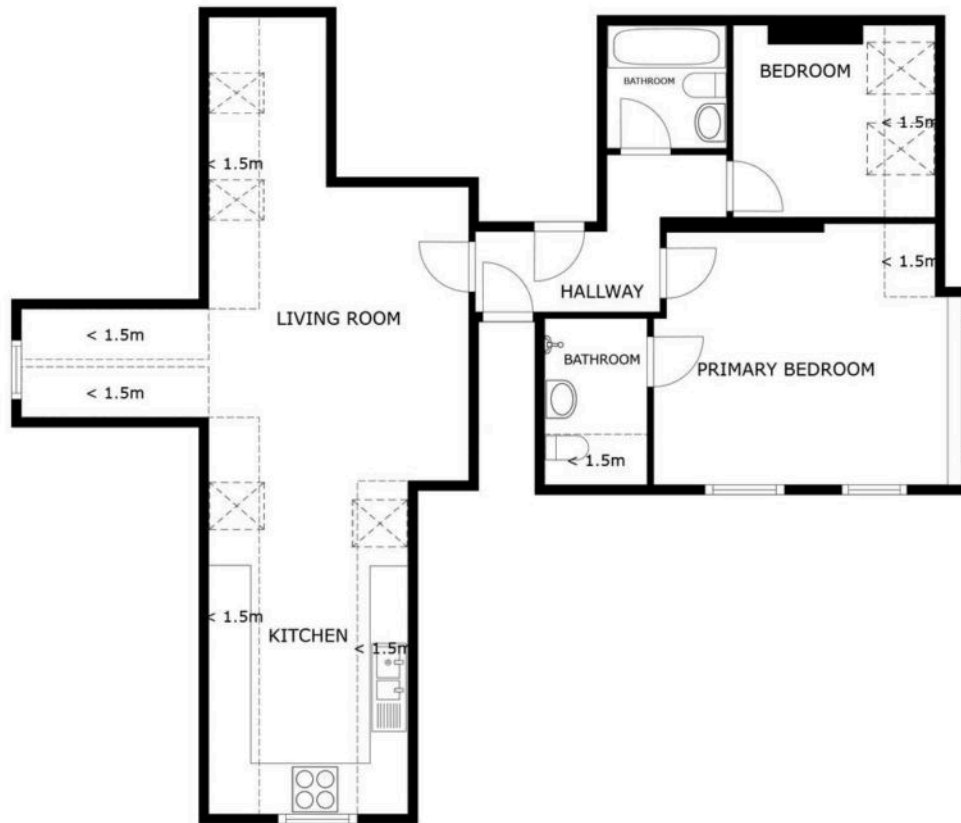






## COMMUNAL GARDEN

An extensive lawned area with mature and established borders.



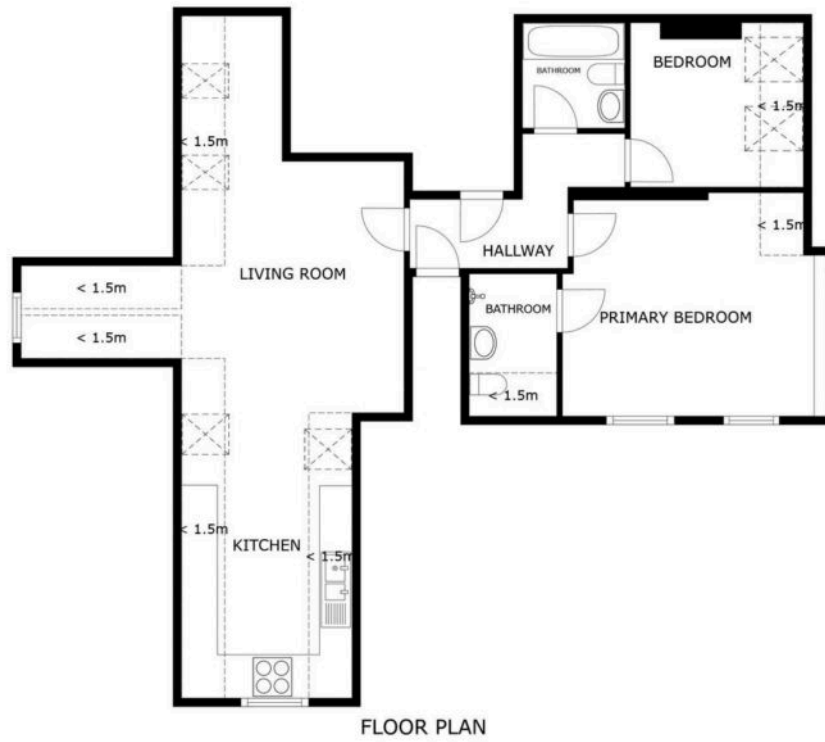
FLOOR PLAN

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



You can include any text here. The text can be modified upon generating your brochure.





SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



You can include any text here. The text can be modified upon generating your brochure.







The property is well located for everyday amenities and services, including local public and private schooling together with nursery day-care, Leicester City Centre and the University of Leicester, Leicester Royal Infirmary and Leicester General Hospital. Within a short distance you'll find Victoria Park together with shopping parades in both Stoneygate and neighbouring Clarendon Park with their specialist shops, bars, boutiques and restaurants.

Council Tax band: E

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

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



We must inform all prospective purchasers that the measurements are taken by an electronic take 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 (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. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.