

Knighton Hayes Manor, Stoneygate

£275,000

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.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: D



Knightsbridge
Estate Agents

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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.

Bathroom

6' 5" x 6' 2" (1.96m x 1.88m)

With a bath with a mixer tap shower attachment, wash hand basin, WC, tiled flooring and a radiator.

Communal Garden

An extensive lawned area with mature and established borders.

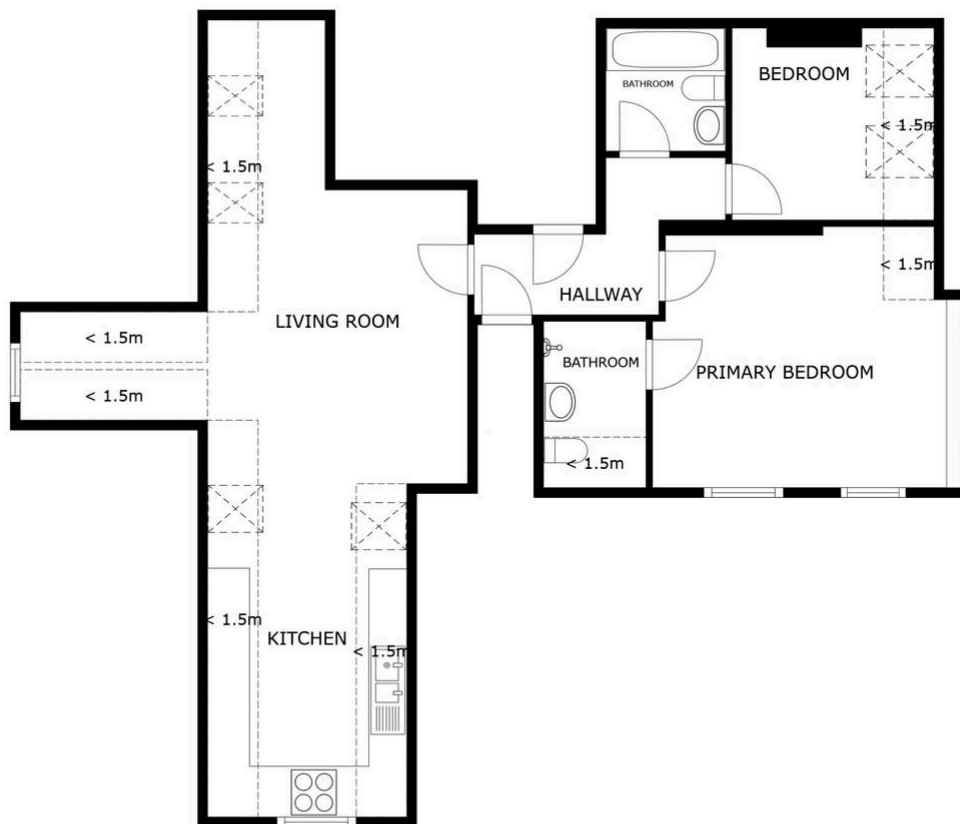
Allocated Parking

Lease Information:

Length Left: 119 Years

Service Charge: £3229.42 per year

Ground Rent: £125 per year



FLOOR PLAN

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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