



De Montfort Court, Stoneygate

Offers Over £195,000

Retaining some PERIOD FEATURES, this FOURTH FLOOR THREE BEDROOM flat is located within an attractive period property set within the suburb of Stoneygate. Ideal first time purchase or family home.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C



0116 274 5544





Communal Entrance

With stairs to fourth floor.

Entrance Hall

With storage cupboard, stairs to first floor with secondary double glazed window to the side elevations, cupboard housing boiler, radiator.

Bedroom Two

9' 9" x 8' 7" (2.97m x 2.62m)

With secondary double glazed window to the side elevation, eaves storage cupboard, clothes rail, radiator.

Bedroom Three

9' 10" x 7' 9" (3.00m x 2.36m)

Measurement into recess. With secondary double glazed window to the side elevation, eaves storage cupboard, clothes rail, radiator.



Split-Level Landing

Leading to second floor.

Bathroom/Utility Room

11' 1" x 6' 10" (3.38m x 2.08m)

With bath having mixer tap shower attachment, low-level WC, pedestal wash hand basin, cupboards with work surface over, plumbing for washing machine and space for a condensing tumble dryer, inset ceiling spotlights, extractor fan, vinyl floor, heated towel rail.

Bedroom One

13' 3" x 10' 7" (4.04m x 3.23m)

Measurement plus wardrobe space. With secondary double glazed window to the rear elevation, sliding mirror door fitted wardrobes, radiator.

Shower Room

6' 1" x 4' 8" (1.85m x 1.42m)

With shower cubicle, wash hand basin, low-level WC, vinyl floor, heated towel rail.

Sitting Room

18' 9" x 12' 10" (5.72m x 3.91m)

With secondary double glazed window to the rear elevation, TV point, two radiators.

Kitchen Dining Room

12' 7" x 10' 3" (3.84m x 3.12m)

The bay window which is part of the attractive Victorian turret offers elevated views to the south, east and west with four secondary double glazed windows to the front elevation, one and a half bowl stainless steel sink and drainer unit with a range of wall and base units with work surface over, built-in oven and electric hob, stainless steel chimney hood, built-in dishwasher, built-in fridge and freezer, inset ceiling spotlights, wood effect floor, two radiators.

Communal Garden

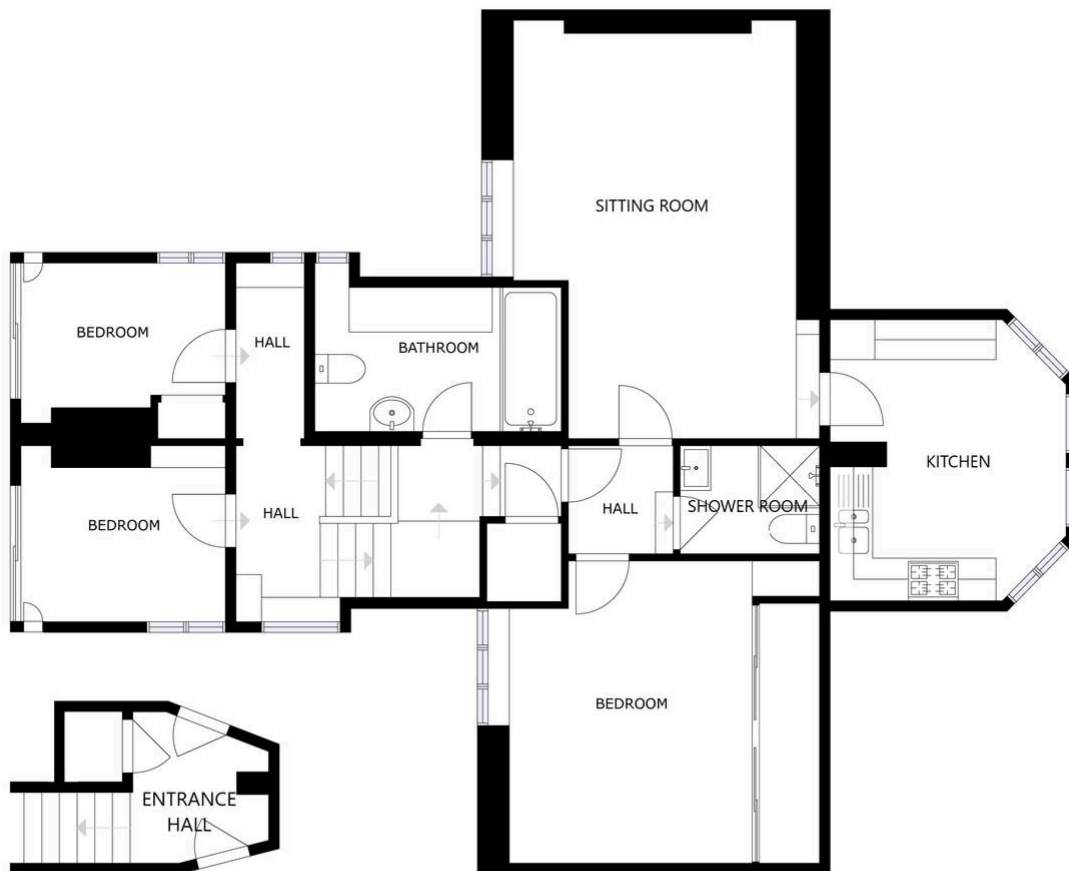
Communal grounds.

Lease Details

Current Ground Rent: £75 per year

Current Service Charge: £125 per month

Length of Lease: 137 years remaining



FLOOR 1



We'll keep you moving...



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