



## Tiffany Court Albert Road, Stoneygate

In Excess of £135,000

A purpose built GROUND FLOOR APARTMENT located within the Tiffany Court development offered with NO UPWARD CHAIN. Well maintained communal grounds with communal parking and an ALLOCATED GARAGE.

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: D



0116 274 5544







### **Communal Entrance Hall**

Entered via an intercom operated front door.

### **Private Entrance Hall**

With wood effect floor, two built-in cupboards, wall mounted electric heater, intercom system.

### **Lounge**

15' 11" x 14' 4" (4.86m x 4.38m)

With double glazed window to the rear elevation, wall mounted electric heater, TV point.

### **Breakfast Kitchen**

12' 0" x 7' 11" (3.67m x 2.42m)

With double glazed window to the front elevation, wood effect floor, a range of white gloss wall and base units with work surface over, stainless steel sink, drainer and mixer tap, space for an electric cooker, plumbing for washing machine, space for fridge freezer, part tiled walls.



### **Bedroom One**

13' 1" x 11' 11" (3.98m x 3.62m)

With double glazed window to the rear elevation, built-in wardrobes with overhead storage, wall mounted electric heater.

### **Bedroom Two**

15' 7" x 9' 11" (4.75m x 3.02m)

With double glazed window to the front elevation, built-in wardrobes, wall mounted electric heater.

### **Bathroom**

6' 7" x 5' 9" (2.01m x 1.75m)

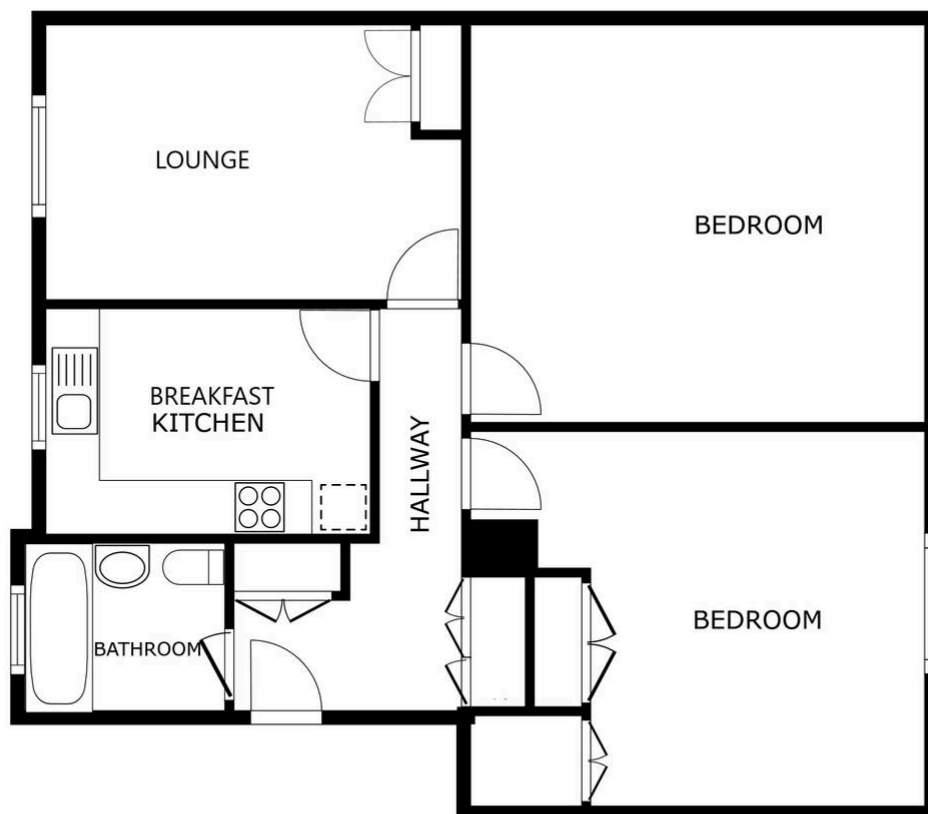
With double glazed window to the front elevation, bath with shower over, low-level WC, wash hand basin, part tiled walls, wood effect floor, electric wall mounted warm air heater.

### **Parking**

First come first serve communal Parking.

### **Garage**

Situated in a block numbered 10.



FLOOR PLAN

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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



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