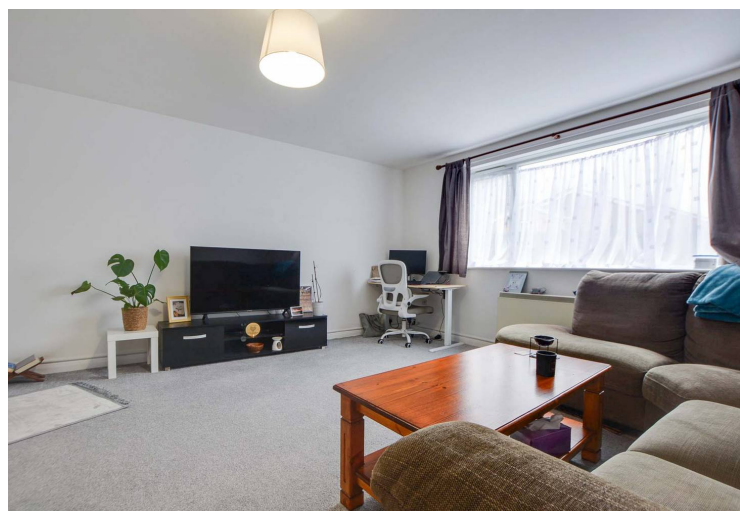




Tiffany Court Albert Road, Stoneygate

£130,000

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: B

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)

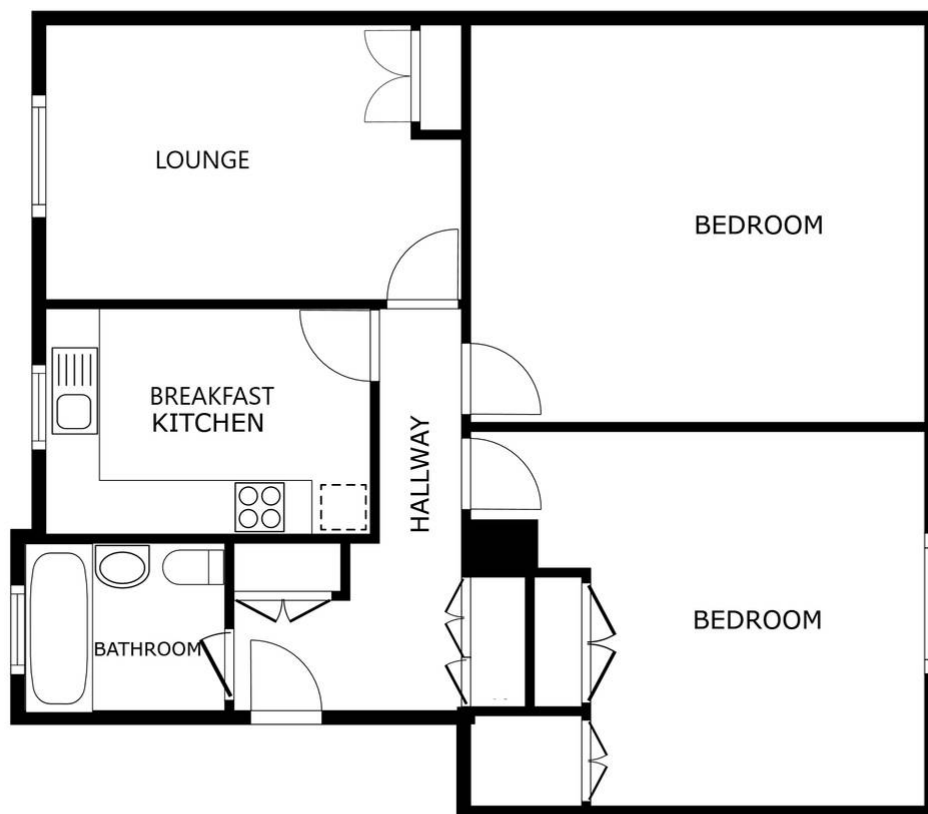
With double glazed window to the front elevation, bath with shower over, low-level WC, wash hand basin, part tiled walls, wood effect floor, electric wall mounted warm air heater.

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...



We must inform all prospective purchasers that the measurements are taken by an electronic tape 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 & valuers (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. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.