



## Wheatsheaf Court, Knighton Fields

Offers Over £150,000

A STYLISHLY APPOINTED TWO BEDROOM apartment located within the iconic WHEATSHEAF BUILDING close to shopping facilities and bus routes. Enjoying a LIGHT AND AIRY open plan living kitchen area.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C



0116 274 5544







### Communal Entrance Hall

With secure private direct access, lift and stairs to upper floors

### Entrance Hall

With intercom system, storage cupboard, radiator.

### Open Plan Living Kitchen Area

18' 7" x 17' 3" (5.66m x 5.26m)

A spacious light and airy open plan living kitchen area with double glazed windows to the rear elevation, two Velux windows, TV point, built-in cupboard with plumbing for washing machine, radiator, kitchen area with ceramic tiled floor, wall and base units with work surfaces over, stainless steel sink, drainer and mixer tap, inset four ring ceramic hob and oven and extractor hood over, glazed splash back, space for a tall fridge freezer, spotlights.



### **Bedroom One**

11' 3" x 9' 8" (3.43m x 2.95m)

With double glazed skylight window, tongue and groove paneling, built-in sliding mirrored door wardrobe, TV point, radiator.

### **Bedroom Two**

11' 10" x 9' 10" (3.61m x 3.00m)

With double glazed skylight window, tongue and groove paneling, radiator.

### **Bathroom**

7' 2" x 6' 6" (2.18m x 1.98m)

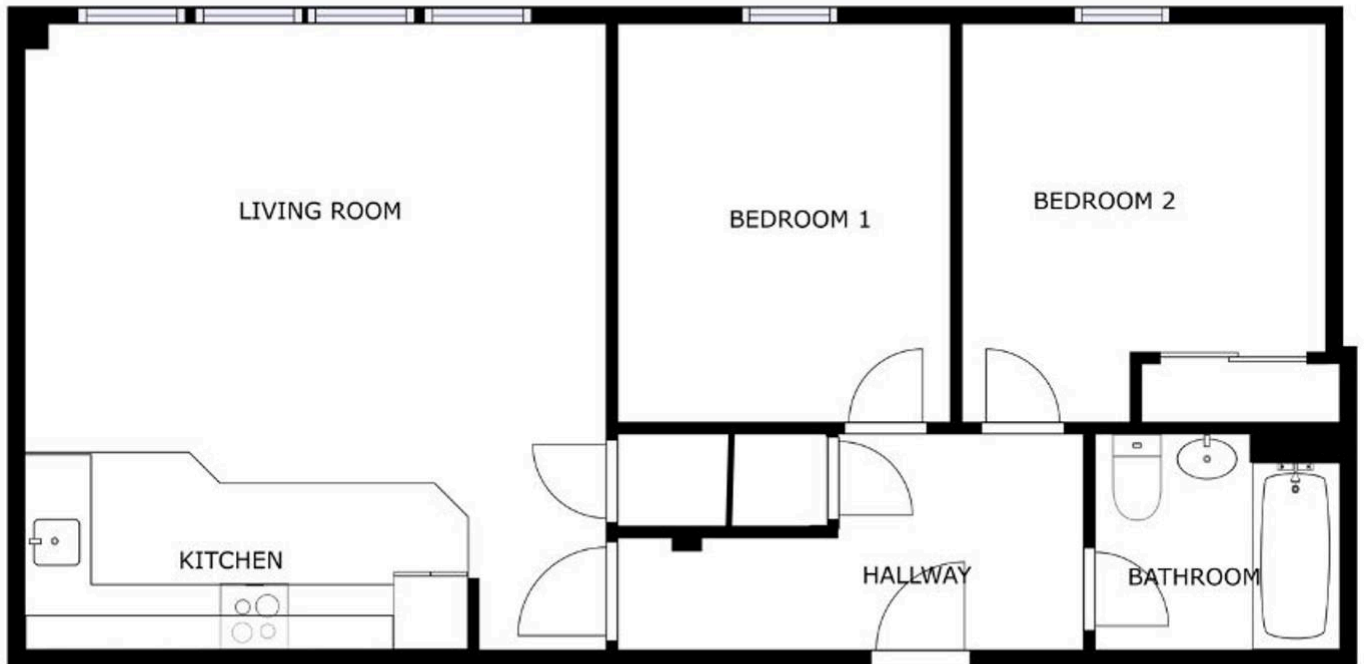
With ceramic tiled floor, part tiled walls, bath with shower head over and shower screen, low-level WC, wash hand basin, spotlights, ladder style towel rail/radiator.

### **Communal Garden**

The property benefits from a communal recreation area.

### **Parking**

Secure underground parking.



GROSS INTERNAL AREA  
GROUND FLOOR: 69.78 m<sup>2</sup>  
TOTAL: 69.78 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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



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