

## Stoneycroft, Stoneygate Road, Stoneygate

£80,000

A SECOND FLOOR FLAT within an over fifty-fives development in the suburb of Stoneygate. The property is set within well maintained established communal gardens and is available with NO UPWARD CHAIN.

Council Tax band: D

Tenure: Leasehold

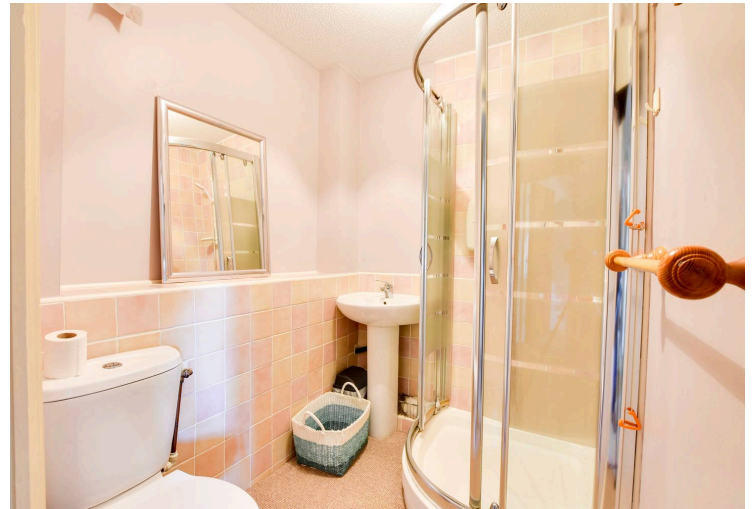
EPC Energy Efficiency Rating: D



0116 274 5544







### Entrance Hall

With airing cupboard, intercom system, storage heater.

### Open Plan Lounge Dining Room

19' 0" x 15' 7" (5.79m x 4.75m)

Measurements narrowing to 12' and 9'6". With two storage heaters, door to balcony, storage cupboard, TV point.

### Kitchen

7' 6" x 6' 9" (2.29m x 2.06m)

With stainless steel sink and drainer unit, a range of wall and base units with work surface over, built-in oven and electric hob with filter hood over, plumbing for washing machine, wood effect floor, part tiled walls.

### Bedroom One

13' 3" x 9' 2" (4.04m x 2.79m)

With double glazed window to the front elevation, built-in mirrored wardrobes, TV point, storage heater.



### **Shower Room**

6' 0" x 5' 9" (1.83m x 1.75m)

With tiled shower cubicle having electric shower, pedestal wash hand basin, low-level WC, part tiled walls.

### **Communal Garden**

#### **Parking**

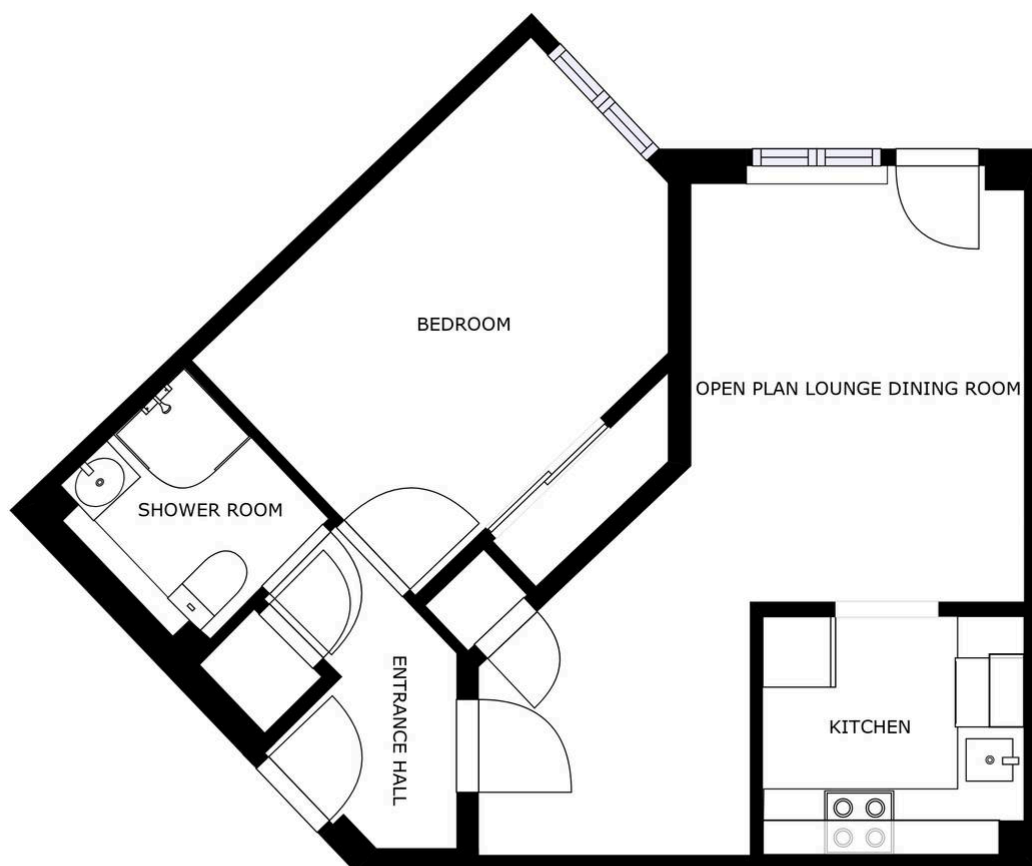
Communal parking on a first come first serve basis along with visitors parking.

### **Lease Details**

Current Service Charge: £3,570.84 per year

Length of Lease: 86 years remaining





FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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