



Wheatsheaf Way, Knighton Fields

£190,000

ICONIC WHEATSHEAF WORKS. A STUNNING duplex apartment having well proportioned rooms over two floors with various PERIOD FEATURES and a stylish theme.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C



0116 274 5544





Communal Entrance

With stairs and lift to second floor.

Entrance Hall

With wooden floor, storage cupboard.

Open Plan Kitchen Dining Room

19' 7" x 15' 3" (5.97m x 4.65m)

With two double glazed windows to the front elevation, double glazed window to the side elevation with feature exposed brick walls and vaulted ceiling with beams, stairs to mezzanine floor, sink and drainer unit with a range of wall and base units with work surfaces over, built-in oven and hob with stainless steel chimney hood over, built-in fridge and freezer, built-in dishwasher, TV point, plumbing for washing machine, wall heater.

Bedroom One

13' 0" x 10' 8" (3.96m x 3.25m)

With double glazed window to the front elevation, fitted wardrobes.



Bedroom Two

11' 1" x 10' 2" (3.38m x 3.10m)

With double glazed window to the front elevation, exposed brick work.

Bathroom

8' 8" x 6' 4" (2.64m x 1.93m)

With bath having mixer tap shower attachment, low-level WC, wash hand basin, shaver point, tiled floor, part tiled walls, heated towel rail.

Mezzanine Floor/Sitting Room

23' 6" x 15' 8" (7.16m x 4.78m)

With two double glazed windows to the front elevation, skylight window to the rear elevation, airing cupboard, exposed brickwork and beamed ceiling, two wall heaters.

Allocated Parking

Allocated parking space to the front labelled A14

Lease Details

Current Ground Rent: £150 per year

Current Service Charge: £150 per month

Length of Lease: 113 years remaining



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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