

## The Laurels, Knighton Park Road, Clarendon Park

£235,000

OVERLOOKING VICTORIA PARK is this GROUND FLOOR flat available with NO UPWARD CHAIN. Presenting stylish accommodation to include a feature open plan living fitted kitchen dining room in excess of 31ft.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C



0116 274 5544







### **Communal Entrance**

With access to private entrance hall.

### **Private Entrance Hall**

With airing cupboard, storage cupboard, wall heater.

### **Open Plan Living Kitchen Dining Room**

31' 0" x 11' 0" (9.45m x 3.35m)

With double glazed French doors to patio area, stainless steel sink and drainer unit with a range of wall units with under unit lighting and base units with work surface over, built-in electric oven and hob with stainless steel splash back and chimney hood over, built-in dishwasher and washing machine, built-in fridge and freezer, TV point, wall heater.

### **Bedroom One**

14' 0" x 10' 8" (4.27m x 3.25m)

With double glazed doors to the front elevation, double glazed porthole window to the side elevation, fitted wardrobes, wall heater.



### **En-Suite Shower Room**

5' 10" x 5' 7" (1.78m x 1.70m)

With tiled shower cubicle, pedestal wash hand basin, low-level WC, part tiled walls, shaver point, wall heater, heated chrome towel rail.

### **Bedroom Two**

11' 0" x 8' 8" (3.35m x 2.64m)

With double glazed window to the side elevation, wall heater.

### **Bathroom**

6' 10" x 5' 10" (2.08m x 1.78m)

With low-level WC, pedestal wash hand basin, bath with shower over, part tiled walls, shaver point, wall heated, wood effect floor, heated towel rail.

### **Communal Garden**

Well maintained communal gardens with security gated access.

### **Allocated Parking**

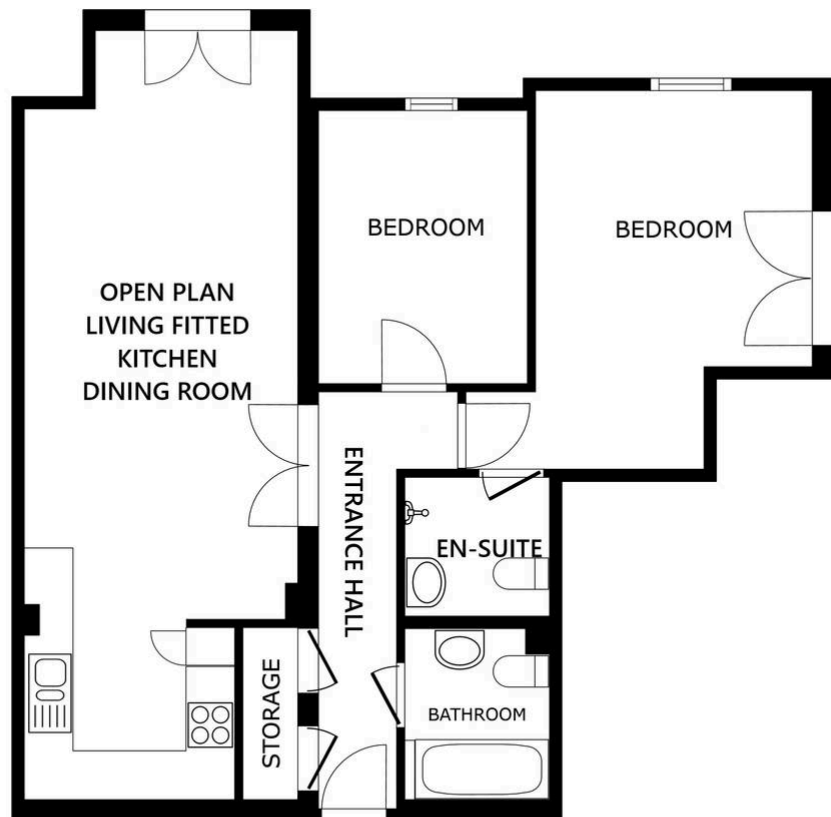
1 Vehicle.

### **Lease Details**

Current Ground Rent: £100 Bi-annually (every 6 months)

Current Service Charge: £2800 paid 6 monthly

Length of Lease: 102 years remaining



FLOOR PLAN

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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