



The Laurels, Knighton Park Road, Clarendon Park

£225,000

Opposite 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

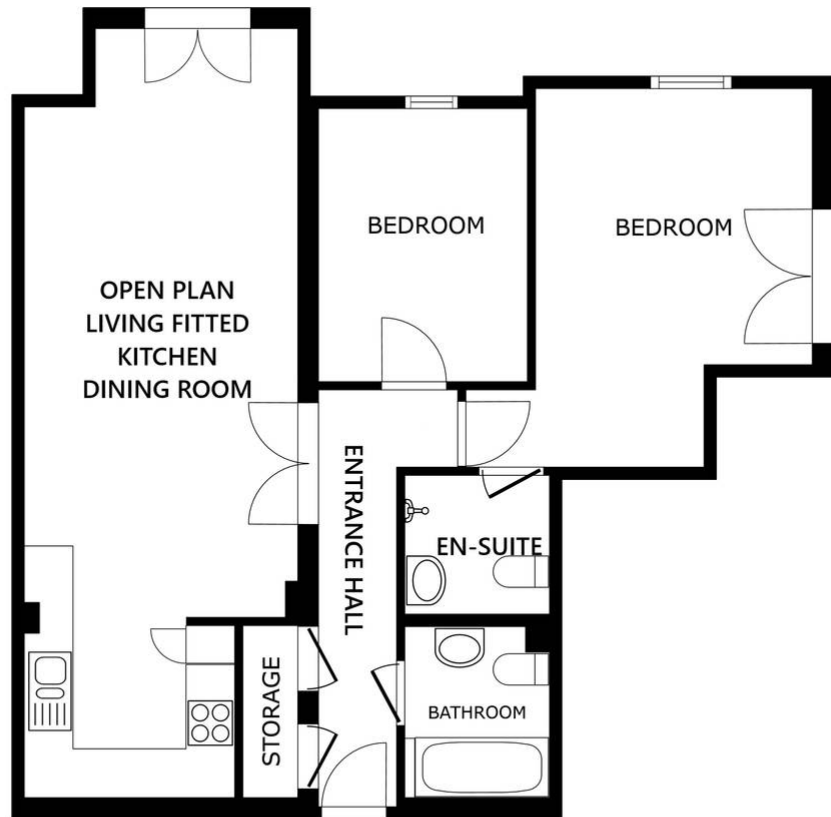
1 Vehicle.

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.



We'll keep you moving...



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