

## Tiffany Court, Albert Road, Stoneygate

In Excess of £150,000

Spacious FIRST FLOOR apartment in sought-after Stoneygate with TWO BEDROOMS, fitted kitchen, garage, and parking. Close to shops, schools, hospitals, and Victoria Park.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

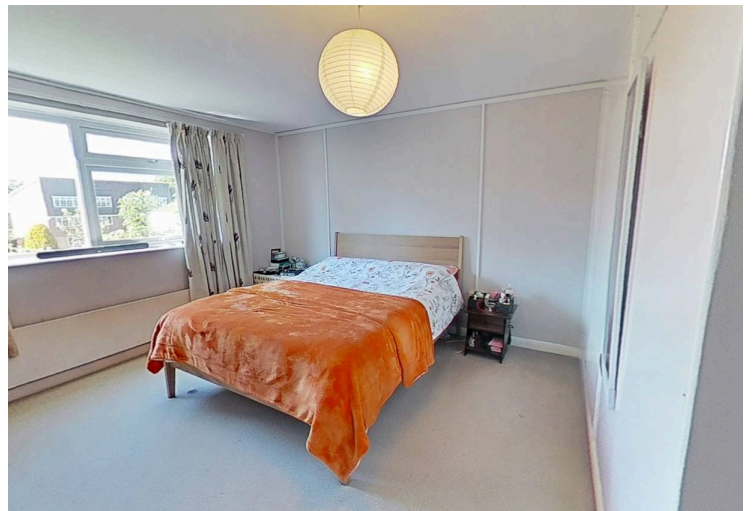


Knightsbridge  
Estate Agents

0116 274 5544







### **Communal Entrance Hallway**

With a security intercom, stairs to the first-floor landing.

### **Hallway**

With built-in storage cupboard, overhead storage, security intercom and an electric wall-mounted heater.

### **Living Room**

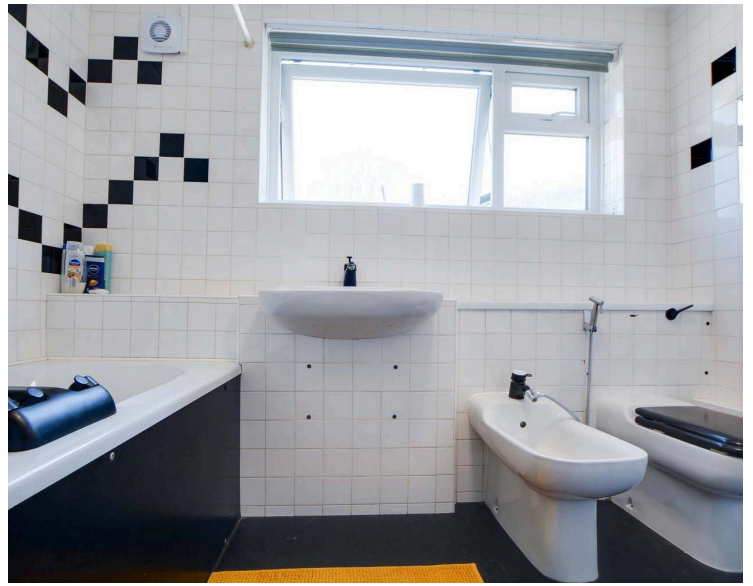
16' 0" x 14' 4" (4.88m x 4.38m)

With a double-glazed window to the rear elevation, TV point and two electric wall-mounted heaters.

### **Kitchen Diner**

12' 0" x 7' 0" (3.67m x 2.14m)

With a double-glazed window to the front elevation, a sink and drainer unit with a range of wall and base units with work surfaces over, tiled splashbacks, space for a free-standing hob and double oven, extractor fan and space for a fridge freezer, fan heater.



### **Bedroom One**

13' 1" x 12' 0" (3.99m x 3.66m)

With a double-glazed window to the rear elevation, built-in wardrobes, TV point and an electric wall-mounted heater.

### **Bedroom Two**

With a double-glazed window to the front elevation and an electric wall-mounted heater.

### **Bathroom**

9' 1" x 6' 5" (2.78m x 1.95m)

With a double-glazed window to the front elevation, bath with a shower over, WC, wash hand basin, bidet, plumbing for a washing machine, tiled splashbacks and an electric heated towel rail.

### **Communal Garden**

The property is situated on well-maintained communal grounds

### **Parking**

Communal parking for the whole block.

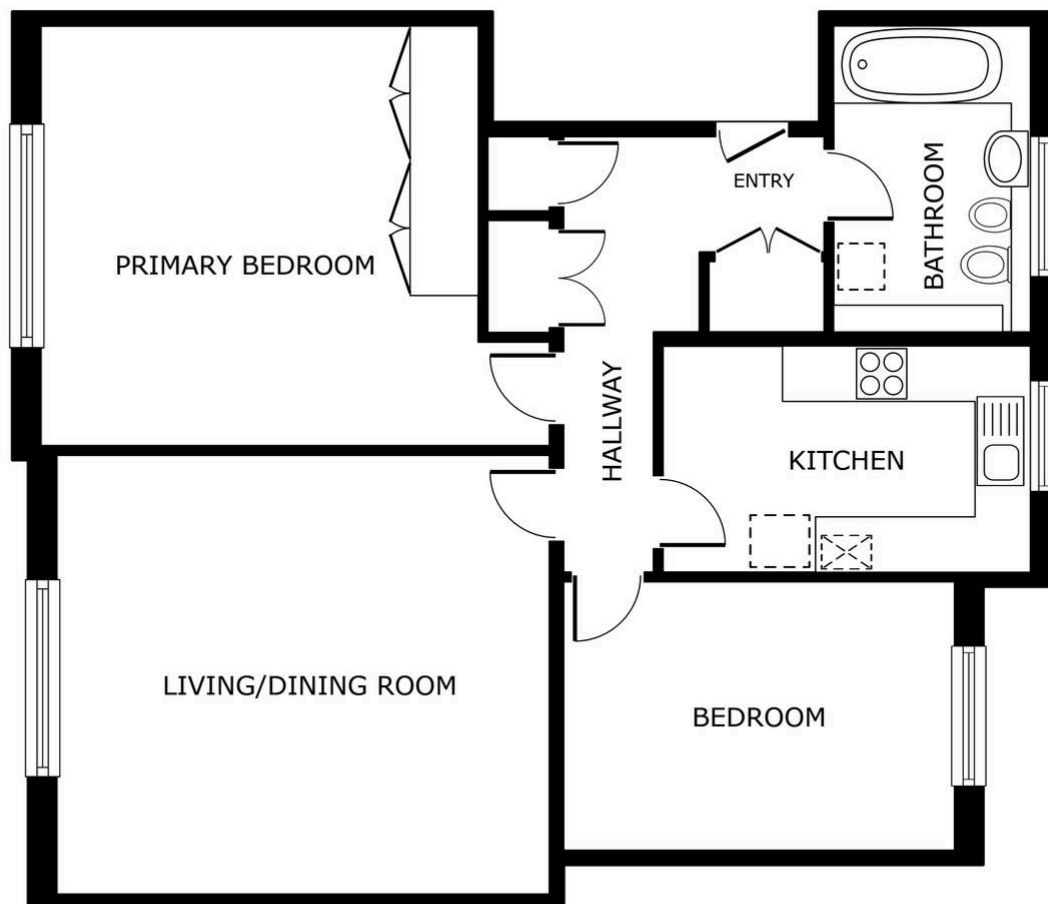
### **Garage**

The property comes with a single garage in a block.

### **Lease Details**

Current Service Charge: £352 per quarter

Length of Lease: 139 years remaining



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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