



## Hendon Grange, London Road, Stoneygate

£130,000

Set back from the road is this two bedroom FIRST FLOOR flat available to the OVER FIFTY-FIVES. The property enjoys a pleasant southerly aspect to the rear creating a bright and airy feel. NO CHAIN.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C



Knightsbridge  
Estate Agents

0116 274 5544





### **Entrance Hall**

With storage heater, airing cupboard, built-in cupboard.

### **Living Room**

18' 4" x 10' 7" (5.59m x 3.23m)

With double glazed window to the rear elevation, electric fire with fire surround, storage heater.

### **Kitchen**

10' 7" x 7' 7" (3.23m x 2.31m)

With stainless steel sink and drainer unit with 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, space for fridge freezer and tumble dryer, vinyl floor, part tiled walls.



### **Bedroom One**

14' 8" x 8' 9" (4.47m x 2.67m)

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

### **Bedroom Two**

10' 10" x 6' 8" (3.30m x 2.03m)

With double glazed window to the rear elevation.

### **Shower Room**

7' 0" x 6' 1" (2.13m x 1.85m)

With double walk-in shower cubicle, low-level WC, pedestal wash hand basin, tiled walls, vinyl floor, heated towel rail.

### **Communal Garden**

The property is set within well maintained communal gardens.

### **Parking**

The property benefits from communal parking with visitor parking.

### **Lease Details**

Current Ground Rent: £491.32 a year

Current Service Charge: £3398.75 a year

Length of Lease: 88 years remaining



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents & valuers (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.