

## Wheatsheaf Way, Knighton Fields

£180,000

With living space in EXCESS OF 900 sq.ft, this ONE BEDROOM duplex style SECOND FLOOR apartment has a stunning open plan sitting room and kitchen area leading to a mezzanine floor.

Council Tax band: E

Tenure: Leasehold

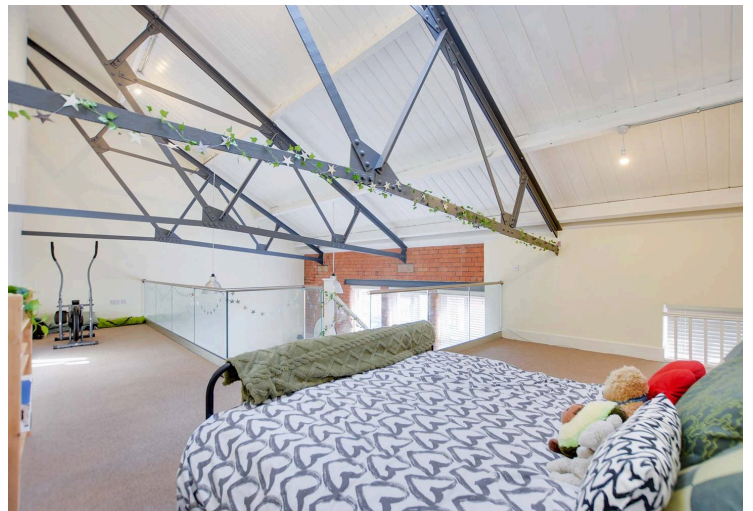
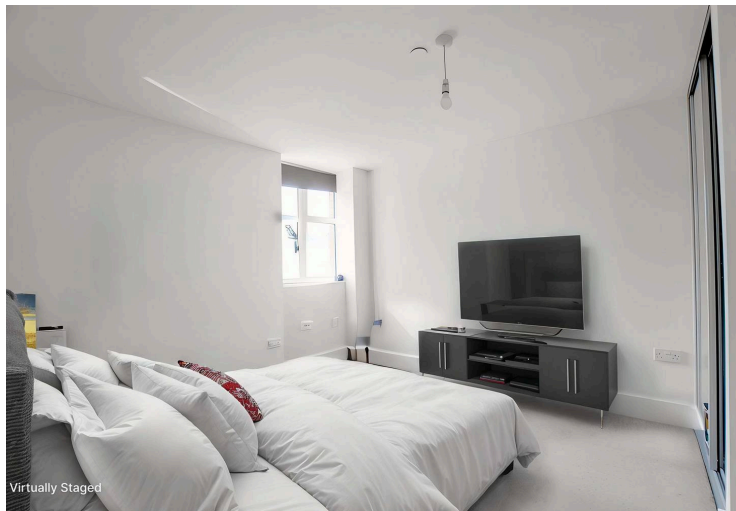
EPC Energy Efficiency Rating: C



0116 274 5544







### Communal Entrance

With stairs and loft to second floor.

### Entrance Hall

With cupboards housing plumbing for washing machine.

### Bedroom

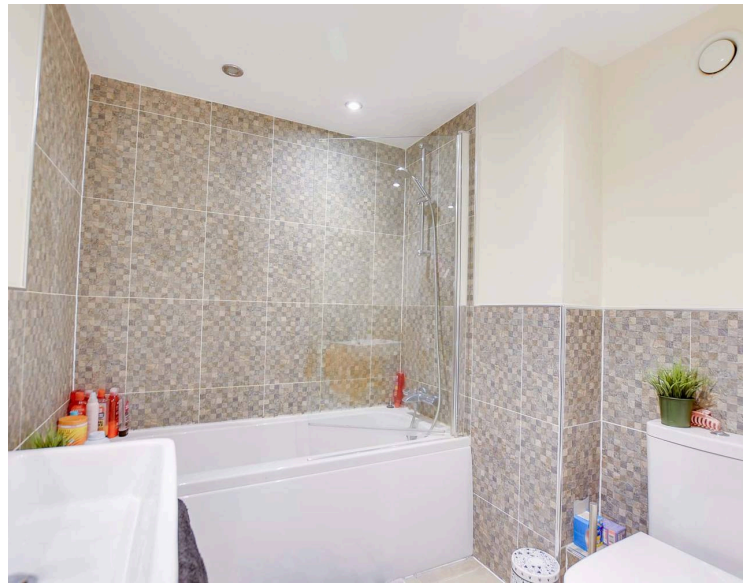
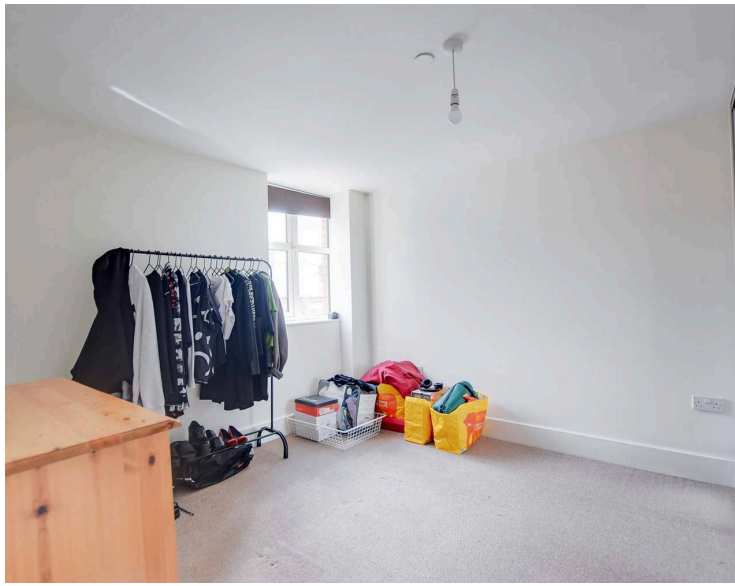
12' 0" x 10' 0" (3.66m x 3.05m)

With double glazed window to the rear elevation, fitted mirrored wardrobe.

### Sitting Room

20' 3" x 13' 7" (6.17m x 4.14m)

With two double glazed windows to the rear elevation, feature exposed brick walls and beams, stairs to mezzanine, two wall heaters, open aspect to kitchen.



### **Kitchen**

11' 6" x 8' 0" (3.51m x 2.44m)

With inset ceiling spotlights, sink and drainer unit, a range of wall and base units with work surface over, built-in oven, built-in electric hob, stainless steel chimney hood over, built-in fridge and freezer, built-in dishwasher, tiled floor.

### **Mezzanine**

30' 8" x 18' 4" (9.35m x 5.59m)

Maximum measurements. With skylight window to the rear elevation, exposed beams, glass balustrade, two wall heaters.

### **Bathroom**

10' 0" x 6' 4" (3.05m x 1.93m)

Having bath with shower over, low-level WC, wash hand basin, airing cupboard, extractor fan, tiled floor, heated towel rail.

### **Allocated Parking**

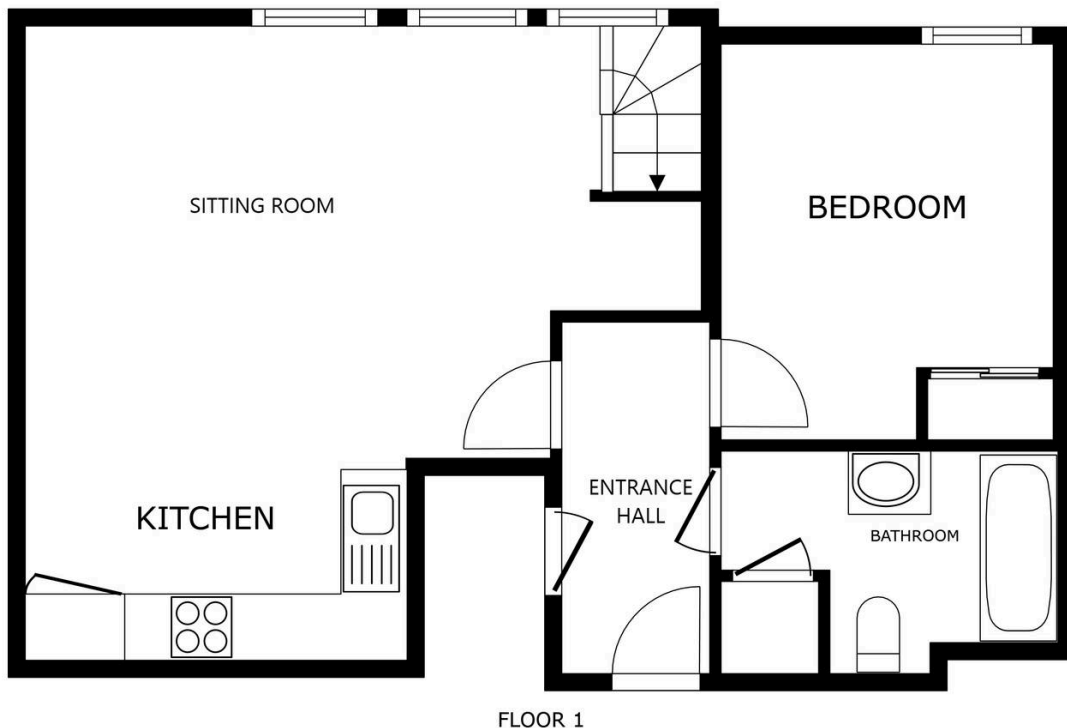
Labelled A-11

### **Lease Details**

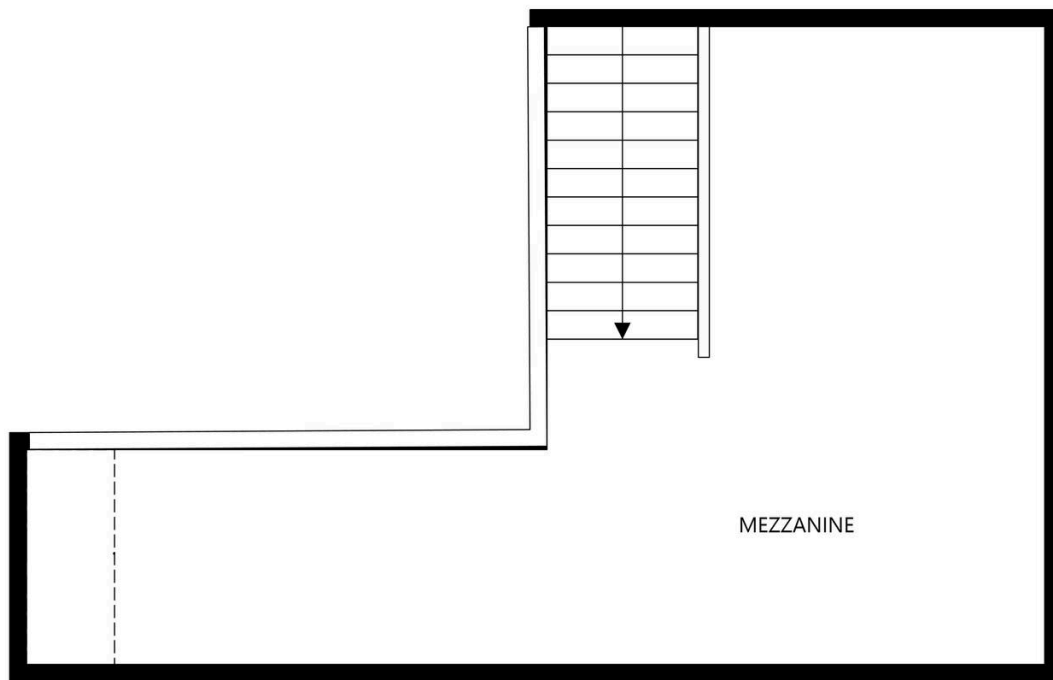
Current Ground Rent: £150 per year

Service Charge: £3,081.94 per year

Length of Lease: 112 years remaining



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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