



New Walk Central Apts, Princess Road East

In Excess of £215,000

Located in the New Walk CULTURAL QUARTER is this two bedroom spacious apartment providing great accommodation over one floor. Added benefits are a rear COURTYARD GARDEN and secure underground parking.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C



0116 274 5544





Entrance Hall

Electric wall heater.

Lounge Diner

16' 3" x 15' 8" (4.96m x 4.77m)

With double glazed window to the rear elevation, double glazed door to rear garden, TV point, electric wall heater, access to the fitted kitchen.

Fitted Kitchen

13' 10" x 11' 7" (4.22m x 3.54m)

With wall and base units with work surface over, stainless steel sink and drainer, inset four ring ceramic hob with extractor hood, integrated oven, stainless steel splashback, space for fridge freezer, door leading to conservatory.

Conservatory

15' 7" x 5' 8" (4.76m x 1.72m)

A double glazed conservatory with electric heater.



Bedroom One

16' 0" x 9' 10" (4.87m x 3.00m)

With double glazed window to the front elevation, electric wall heater.

Bedroom Two

14' 10" x 9' 3" (4.51m x 2.81m)

With double glazed window to the front elevation, electric wall heater.

Bathroom

9' 8" x 7' 9" (2.95m x 2.35m)

With shower cubicle, low-level WC, wash hand basin with storage below, bath, ceramic tiled floor, part tiled walls, extractor fan, chrome ladder towel rail/radiator.

Rear Garden

With paved patio seating area, lawn areas, flowerbeds and shrubs.

Secure Gated Parking

Allocated parking situated in the underground car park.

Lease Details

Current Ground Rent: £150 per annum

Current Service Charge: £1,676.98 per annum

Length of Lease: 102



FLOOR PLAN

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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