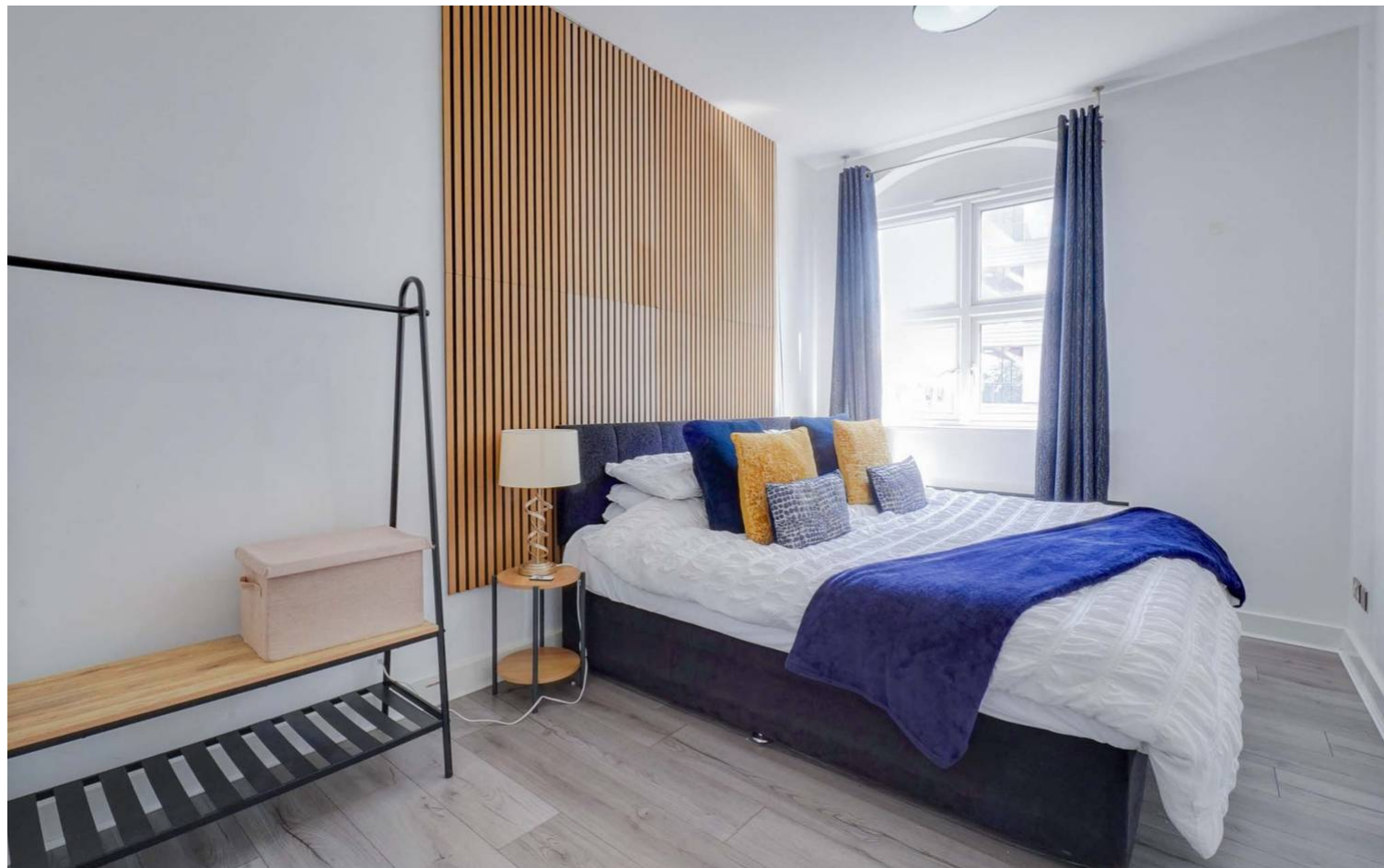




Time House, Duke Street, City Centre

In Excess of £120,000

Located within a stones throw of NEW WALK CULTURAL QUARTER is a great opportunity to purchase this CHAIN-FREE third-floor apartment. Situated within the iconic building of Time House on Duke Street.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C



Knightsbridge
Estate Agents

0116 274 5544





Communal Hall

Entered via a secure door with intercom, stairs and lift to the third floor.

Entrance Hall

With wood effect floor.

Fitted Living Dining Kitchen

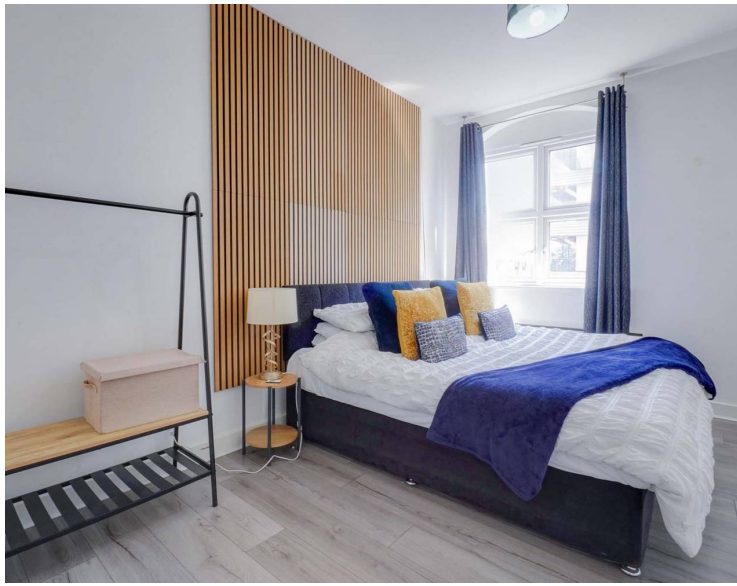
13' 7" x 11' 5" (4.13m x 3.48m)

With double glazed windows to the front elevation, wood effect floor, a range of wall and base units with work surface over, stainless steel sink, drainer and mixer tap, part tiled walls, integrated oven and hob, extractor hood over, plumbing for washing machine, space for freestanding fridge freezer, ceiling spotlights, electric wall heater.

Bedroom One

13' 4" x 8' 9" (4.07m x 2.66m)

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



Bedroom Two/Optional Lounge

14' 9" x 8' 2" (4.50m x 2.48m)

Irregular shape. With double glazed window to the front elevation, wood effect floor, TV point, built-in cupboard, electric wall heater.

Bathroom

8' 1" x 5' 8" (2.46m x 1.72m)

With bath and mixer shower attachment over, low-level WC, wash hand basin, part tiled walls.

Allocated Parking

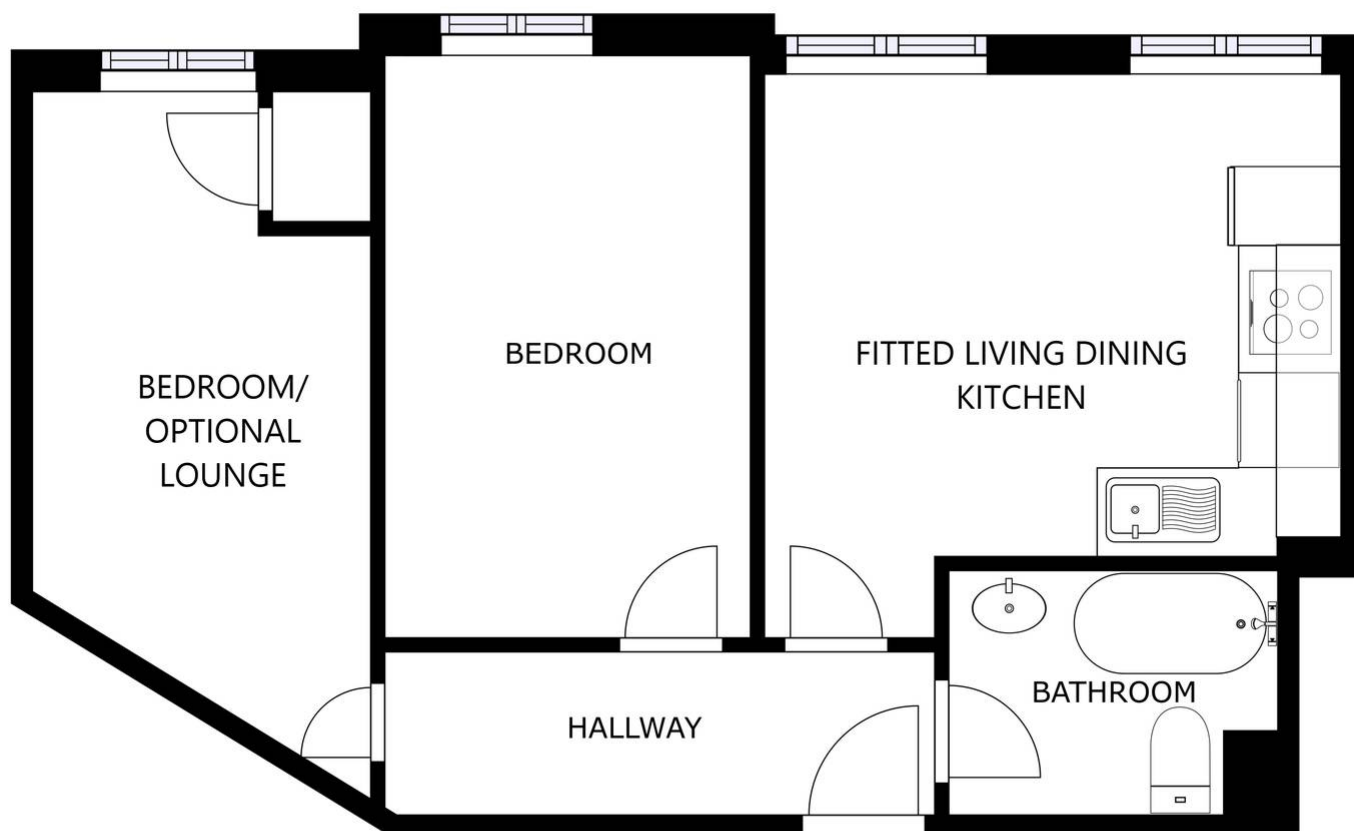
Please note that parking is subject to vehicle size. Prospective purchasers should ensure the dimensions are suitable for their vehicle before relying on it for parking purposes.

Lease Details

Current Ground Rent: £150 per year, paid every 6 months

Current Service Charge: £179 per month

Length of Lease: 107 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.