



Carisbrooke Road, Knighton

£200,000

SECOND-FLOOR flat in a popular development, overlooking Carisbrooke Road & Knighton Road. TWO double bedrooms, through lounge dining, communal grounds, parking & GARAGE. Ideal first-time buy.

Council Tax band: B

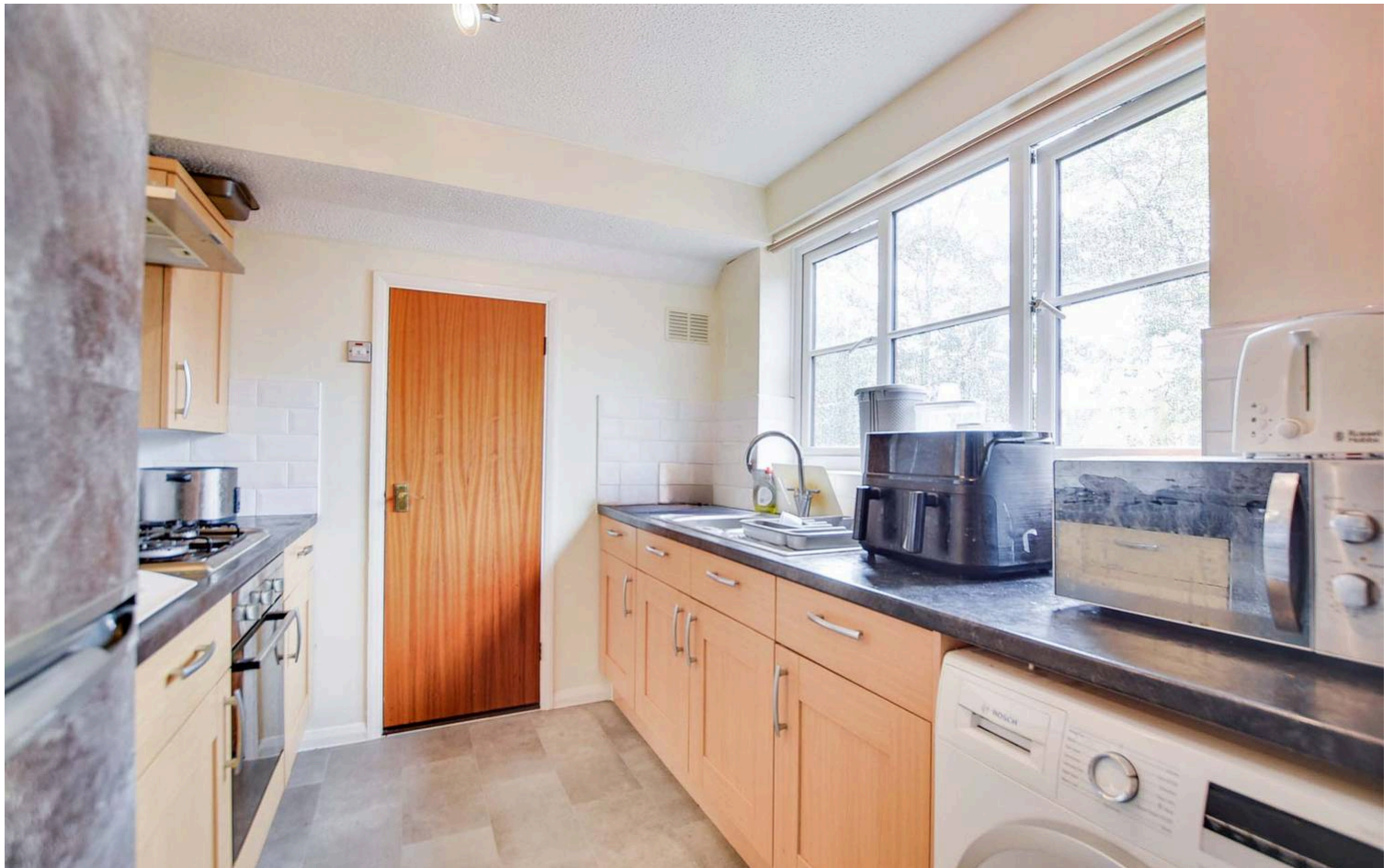
Tenure: Leasehold

EPC Energy Efficiency Rating: C



0116 274 5544





Communal Entrance

With stairs to the second floor.

Entrance Hall

With an airing cupboard, a storage cupboard, radiator.

Open Plan Lounge Dining Room

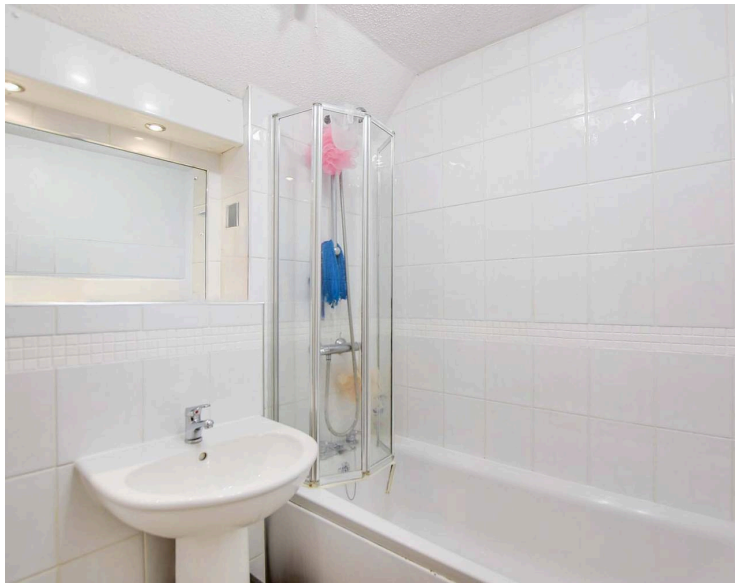
25' 7" x 15' 2" (7.79m x 4.63m)

(narrowing to 3.24m) With two double-glazed windows to the front elevation, two radiators.

Kitchen

11' 1" x 7' 7" (3.37m x 2.30m)

With a double-glazed window to the side elevation, a sink and drainer unit with a range of wall and base units with work surfaces over, an oven, a gas hob, a stainless steel chimney hood, plumbing for a washing machine, a cupboard housing the boiler, storage cupboard



Bedroom One

12' 5" x 12' 2" (3.78m x 3.70m)

With a double-glazed window to the side elevation, a built-in wardrobe, a built-in cupboard, radiator.

Bedroom Two

11' 5" x 7' 7" (3.49m x 2.32m)

With a double-glazed window to the side elevation, wardrobes with box cupboards over, radiator.

Bathroom

6' 9" x 5' 7" (2.05m x 1.71m)

With a bath with a shower over, a wash hand basin, WC, heated chrome towel rail.

Communal Grounds

Garage

With an electric door to the front elevation and is located in a block to the side.

Off Road Parking

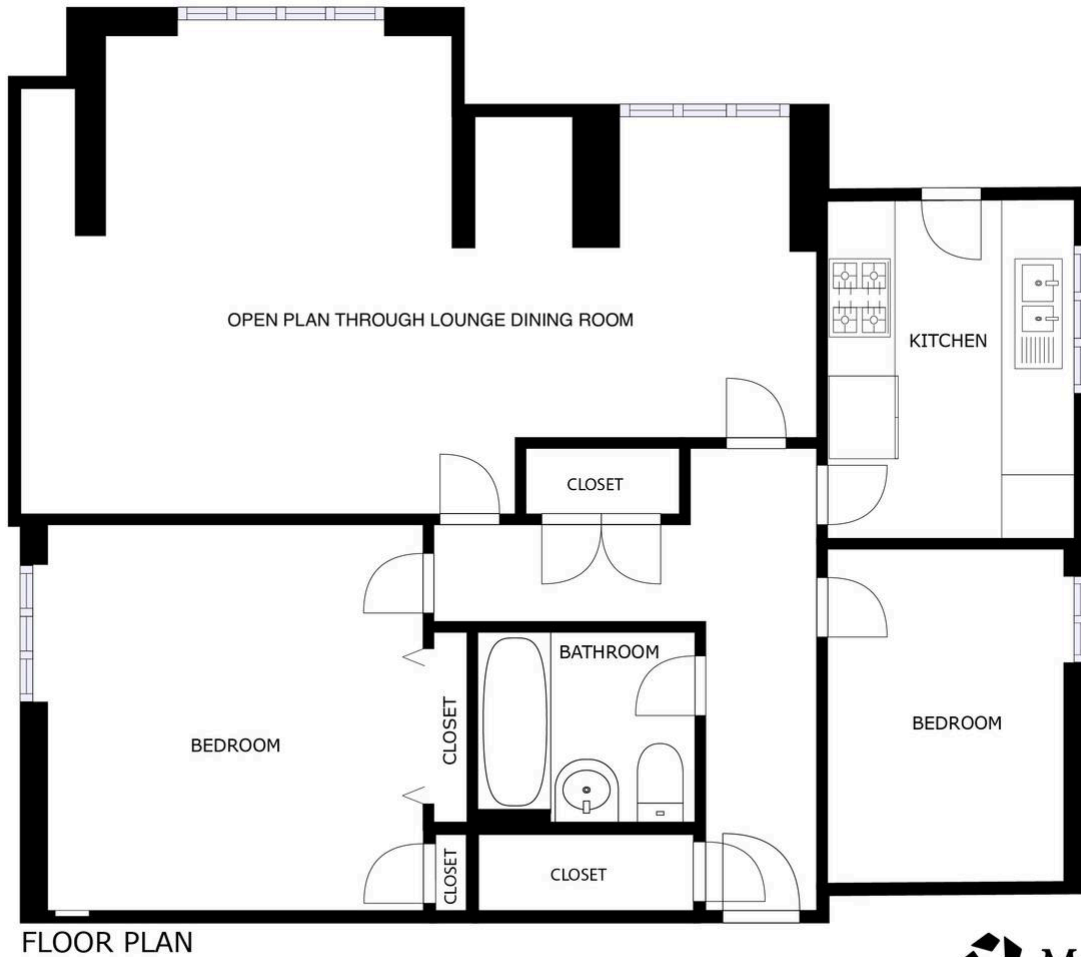
Communal parking.

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 Service Charge: £160 per month

Length of Lease: 87 years remaining



FLOOR PLAN

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.