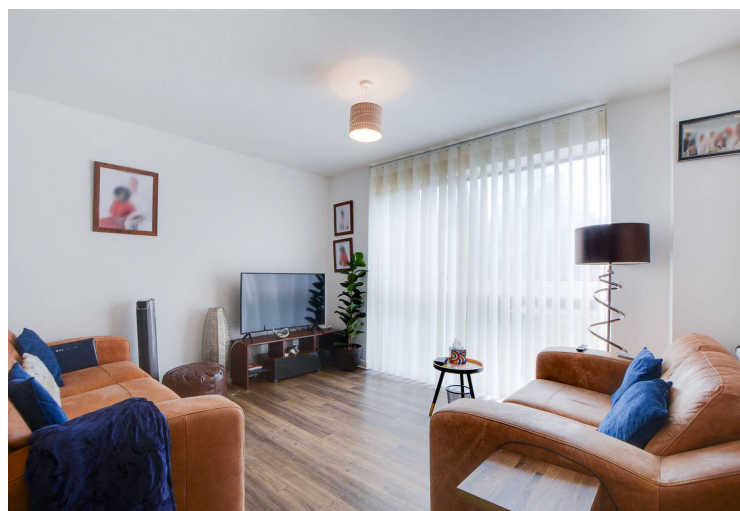




## North Avenue, Clarendon Park

In Excess of £175,000

Located on North Avenue within Clarendon Park is this GROUND FLOOR one bedroom apartment. Providing stylish accommodation with a fitted kitchen having built-in appliances alongside a garage.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C



Knightsbridge  
Estate Agents

0116 274 5544





### **Communal Entrance Hall**

Leading to a private entrance hall.

### **Entrance Hall**

With wood effect floor, built-in cupboard, intercom, radiator.

### **Lounge Diner**

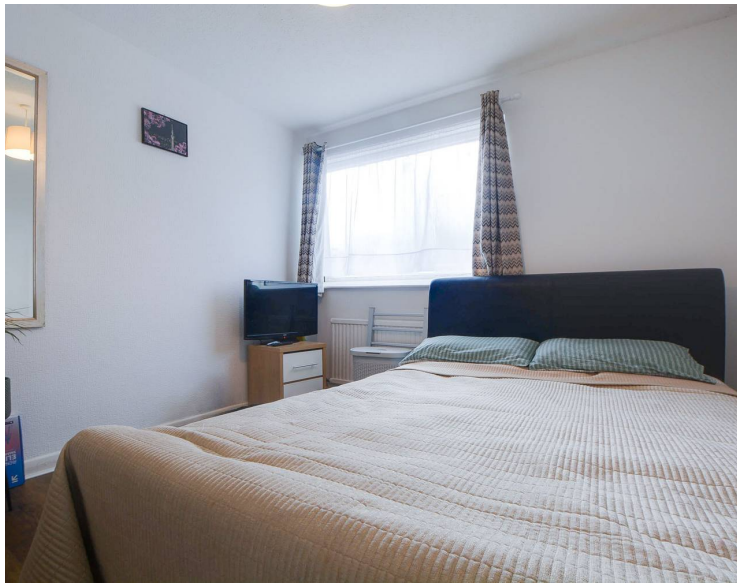
17' 7" x 15' 9" (5.37m x 4.79m)

With window to the front elevation, wood effect floor, TV point, radiator.

### **Kitchen**

9' 10" x 4' 11" (3.00m x 1.49m)

With window to the front elevation, a range of wall and base units with solid granite work surface over, sink and drainer unit, inset four ring gas hob with extractor over, integrated oven, integrated fridge, integrated freezer, wall mounted boiler, wood effect floor, part tiled walls.



### **Bedroom**

11' 1" x 10' 6" (3.39m x 3.19m)

With window to the front elevation, wood effect floor, built-in wardrobe, radiator.

### **Shower Room**

6' 11" x 5' 6" (2.10m x 1.67m)

With shower cubicle, low-level WC, wash hand basin, marble effect wall panelling, vinyl floor, radiator.

### **Communal Garden**

### **Garage**

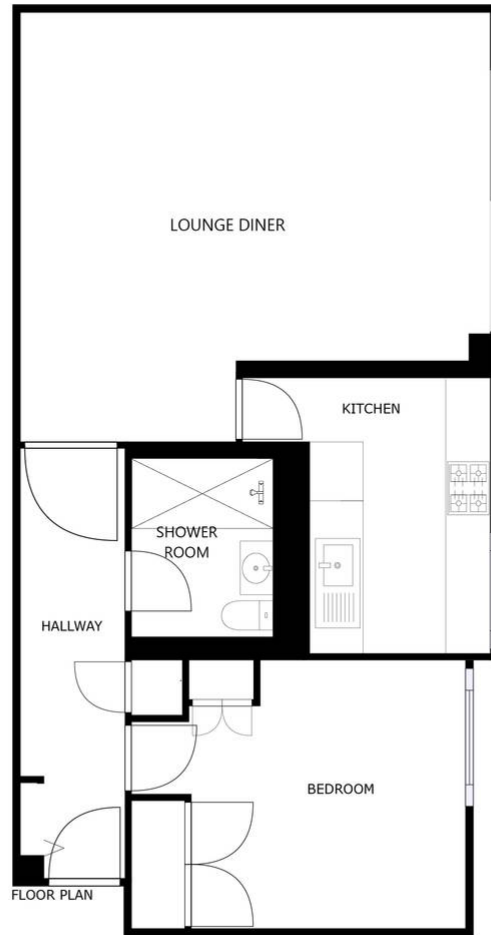
Numbered 5. Please note that parking within the garage is subject to vehicle size. Prospective purchasers should ensure the dimensions are suitable for their vehicle before relying on it for parking purposes.

### **Lease Details**

Current Ground Rent: £

Current Service Charge: £2,104 per annum, paid quarterly

Length of Lease: 87 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.