



## Victoria Gardens, London Road

£215,000

A SPACIOUS second floor flat providing a generous open plan lounge dining room enjoying a balcony to the front. Parking is via a garage located in a block. Ideally first time purchase or investment.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C



0116 274 5544







### **Communal Entrance**

With access to the private entrance hall.

### **Private Entrance Hall**

With storage cupboard, radiator.

### **Through Lounge Dining Room**

19' 11" x 19' 10" (6.08m x 6.05m)

Measurement narrowing to 3.96 m. With double glazed door to the balcony, double glazed windows to the side and front elevations, radiator.

### **Kitchen**

11' 1" x 8' 5" (3.39m x 2.56m)

With double glazed window to the front elevation, stainless steel sink and drainer unit with a range of wall and base units with work surface over, built-in oven and gas hob with filter hood over, stainless steel splashback, built-in dishwasher, plumbing for washing machine, cupboard housing boiler, radiator.



### **Bedroom One**

10' 8" x 9' 7" (3.26m x 2.91m)

With double glazed window to the rear elevation, fitted wardrobes, radiator.

### **Bedroom Two**

11' 3" x 9' 3" (3.42m x 2.83m)

With double glazed window to the front elevation, fitted wardrobes, radiator.

### **Bathroom**

7' 7" x 6' 6" (2.30m x 1.99m)

With double glazed window to the side elevation, bath with electric shower over, wash hand basin, part tiled walls, heated towel rail.

### **Separate WC**

5' 3" x 5' 10" (1.59m x 1.79m)

With low-level WC.

### **Communal Garden**

### **Communal Parking**

### **Lease Details**

**Current Service Charge:** £2000.77 per annum. Paid monthly

**Length of Lease:** 138 years remaining



FLOOR PLAN

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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