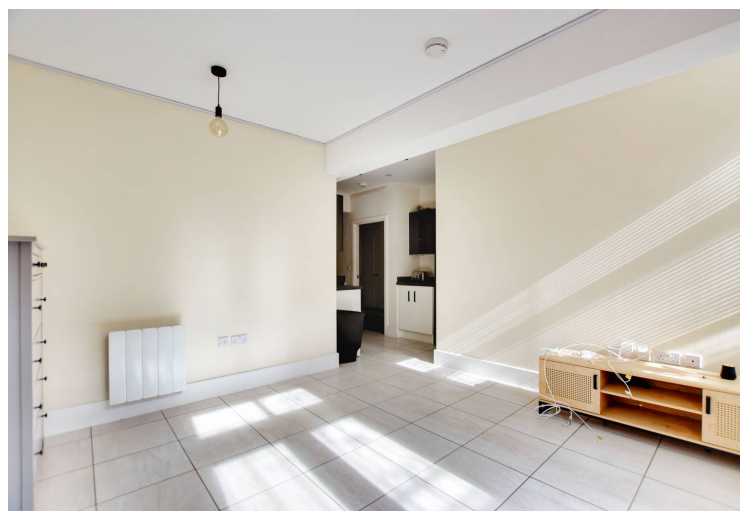




Wheatsheaf Way, Knighton Fields

£105,000

Available with NO CHAIN is this ground floor flat enjoying a spacious living room with French doors leading to a decked sun terrace, as well as an open aspect to a MODERN STYLE fitted kitchen.

Council Tax band: B

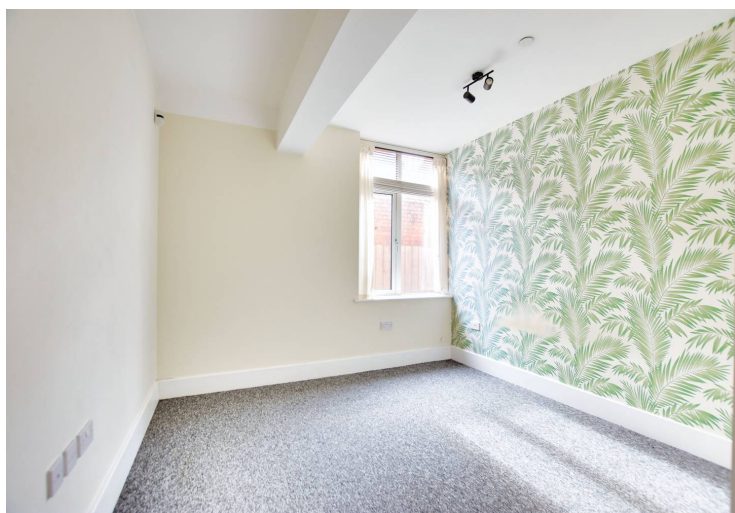
Tenure: Leasehold

EPC Energy Efficiency Rating: C



0116 274 5544





Entrance Hall

With alarm panel, fuse board, cupboard housing plumbing for washing machine.

Living Room

12' 11" x 12' 6" (3.94m x 3.81m)

With double glazed French doors to the decked sun terrace, tiled floor, wall heater, open aspect to kitchen.

Kitchen

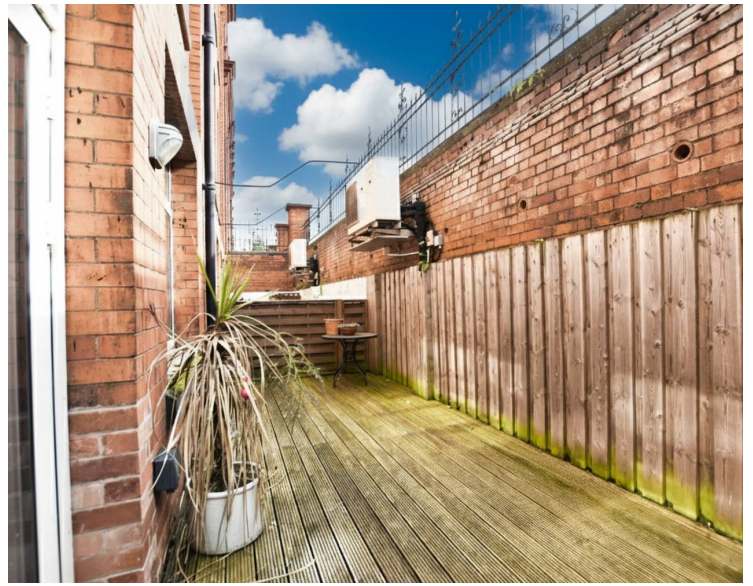
11' 5" x 7' 6" (3.49m x 2.28m)

With stainless steel sink and drainer unit with a range of wall and base units with work surface over, built-in oven and electric hob with stainless steel chimney hood over, plumbing for dishwasher, tiled floor, under floor heating, space for fridge freezer.

Bedroom

10' 6" x 10' 1" (3.21m x 3.07m)

With double glazed window to the rear elevation, fitted mirrored wardrobes, under floor heating.



Bathroom

7' 3" x 5' 7" (2.22m x 1.69m)

With bath having shower over, low-level WC, wash hand basin, part tiled walls, extractor fan, inset ceiling spotlights, heated chrome towel rail.

Garden

A decked sun terrace.

Parking

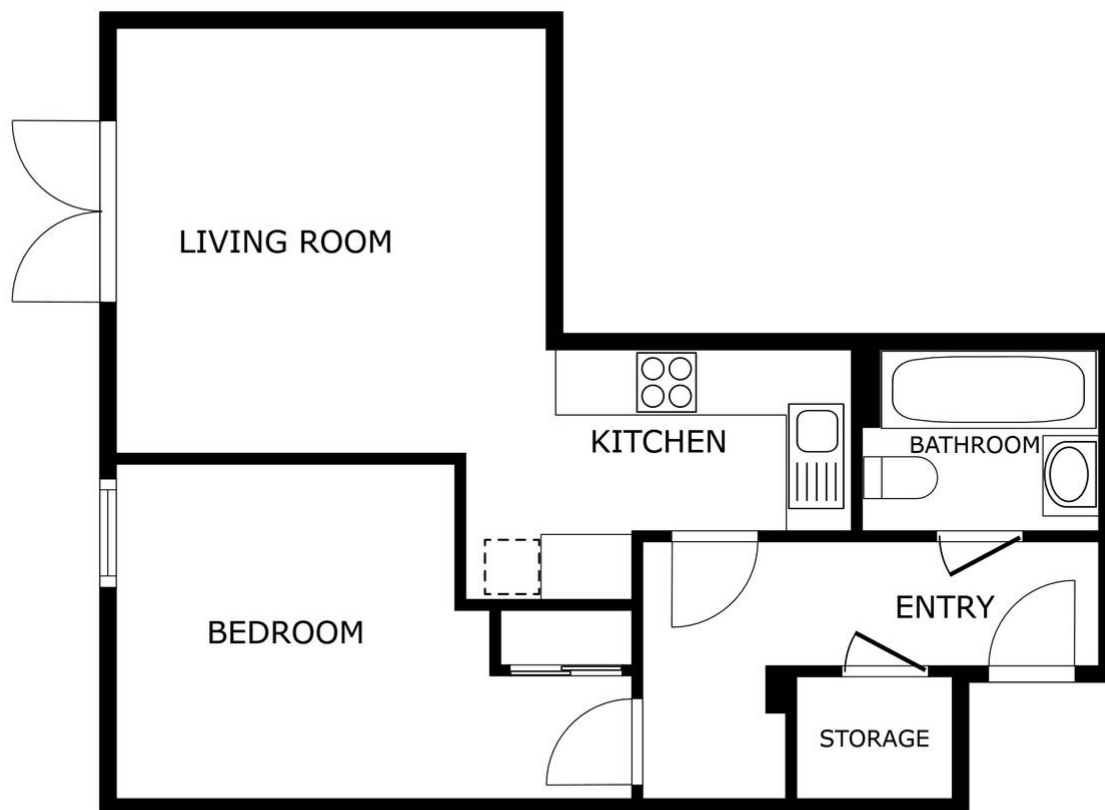
Located within the grounds marked with A2.

Lease Details

Current Ground Rent: £150 per annum

Current Service Charge: £2,240.32 per annum

Length of Lease: 112 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.