



## Kenilworth Court Flats, Kenilworth Road, Wigston

Offers Over £130,000

A duplex apartment spread over TWO FLOORS with an entrance hall, downstairs WC, LOUNGE DINER, kitchen, THREE BEDROOMS, bathroom and a separate WC. Outside there is a garage and access to the communal gardens.

Council Tax band: A

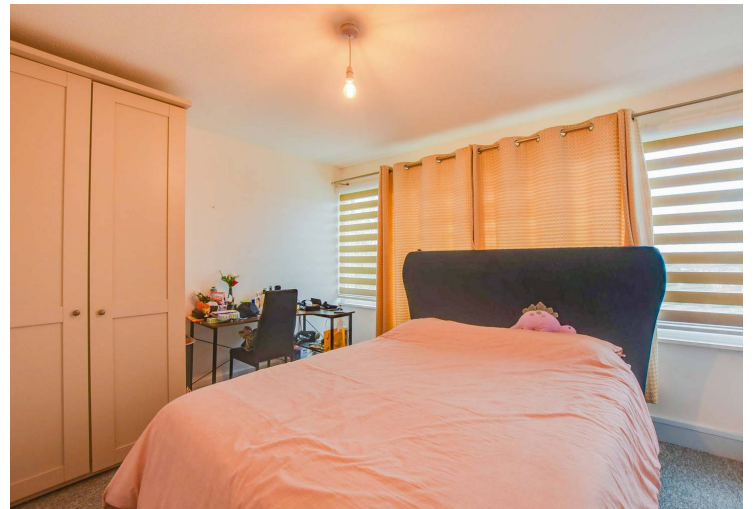
Tenure: Leasehold

EPC Energy Efficiency Rating: D



0116 288 4888





### **Entrance Hall**

With a double-glazed window to the side elevation and a radiator.

### **Downstairs WC**

6' 8" x 2' 5" (2.03m x 0.74m)

With a double-glazed window to the side elevation, WC and a wash hand basin.

### **Lounge Diner**

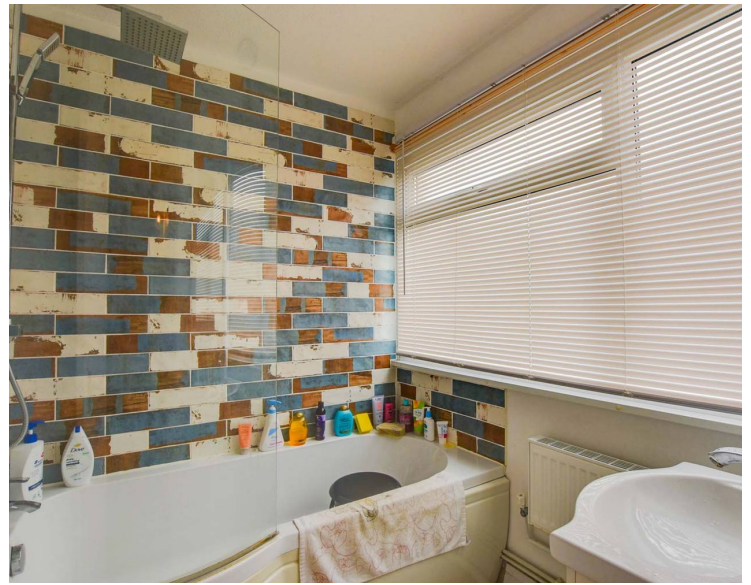
19' 1" x 11' 10" (5.82m x 3.61m)

With a double-glazed window to the front elevation, a double-glazed window to the rear elevation and a radiator.

### **Kitchen**

13' 2" x 8' 9" (4.01m x 2.67m)

With a double-glazed window to the rear elevation, a sink and drainer unit with a range of wall and base units with work surfaces over, extraction fan, Smeg gas hob, double oven, dishwasher, washing machine, pantry, space for a fridge freezer and a radiator.



### **First Floor Landing**

With an airing cupboard containing the boiler.

### **Bedroom One**

11' 10" x 10' 1" (3.61m x 3.07m)

With a double-glazed window to the front elevation, built-in wardrobe and a radiator.

### **Bedroom Two**

13' 1" x 11' 5" (3.99m x 3.48m)

With a double-glazed window to the front elevation, a built-in cupboard and a radiator.

### **Bedroom Three**

8' 8" x 7' 11" (2.64m x 2.41m)

With a double-glazed window to the rear elevation and a radiator.

### **Bathroom**

5' 9" x 5' 5" (1.75m x 1.65m)

With a double-glazed window to the rear elevation, bath with shower over, vanity hand wash hand basin and a radiator.

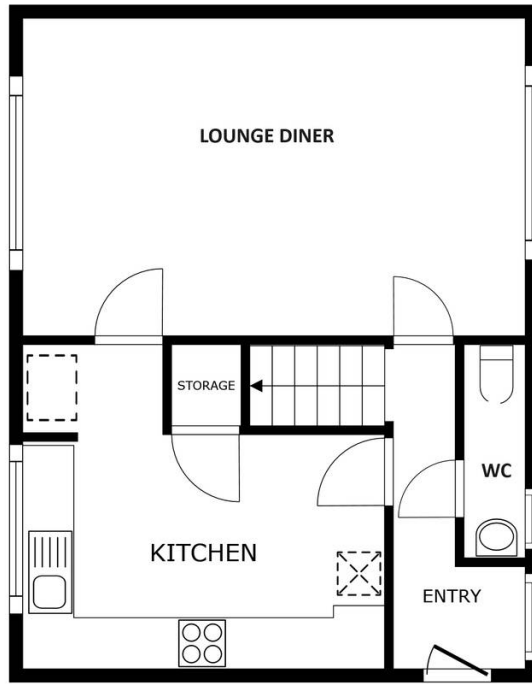
### **WC**

4' 8" x 2' 5" (1.42m x 0.74m)

With a double-glazed window to the side elevation and a WC.

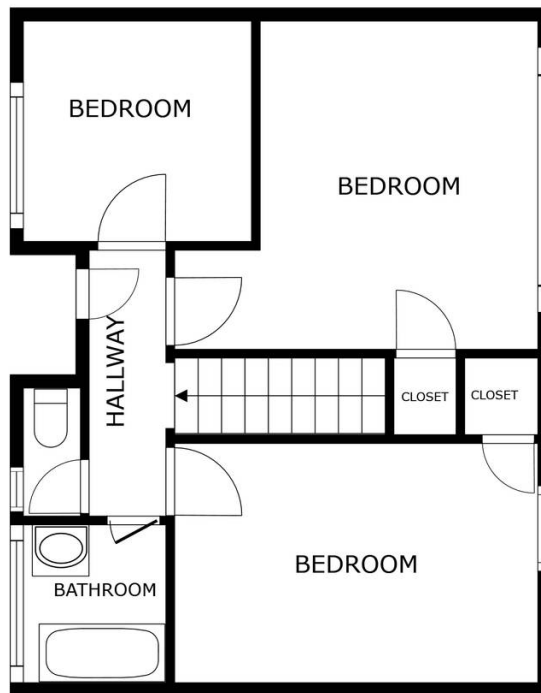
### **Communal Garden**

**Garage 1 vehicle**



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

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 take 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 (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. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.