

# JAMES SELICKS

100A KNIGHTON FIELDS  
ROAD WEST

KNIGHTON, LEICESTER  
LE2 6LG

GUIDE PRICE: £135,000





A superb, two bedroom first floor apartment located in the popular suburb of Knighton.

Entrance lobby • sitting room • kitchen • two bedrooms • bathroom • front forecourt • uPVC double glazing • gas central heating • EPC - C

#### Location

The property is located just off the A50 Welford Road in Knighton, providing excellent access to niche shopping, bars and restaurants along the fashionable Queens Road nearby, plus the city centre with its professional quarters, Leicester Royal Infirmary and mainline railway station providing access to London St Pancras in approximately one hour.

#### Accommodation

A storm porch and part glazed uPVC front door leads into a lobby stairwell area with mosaic tiled flooring and coat hooks, housing the stairs to the first floor. To the first floor is a the sitting room, located to the rear of the property, this lovely space has a window allowing in an abundance of natural light, carpeted flooring, a charming wooden balustrade with decorative gold bars, and a chimneybreast recess with stone effect hearth, perfect for your log burner. Loft access is also available from this room. The kitchen features a good range of eye and base level units and drawers with ample wood effect preparation surfaces, metro tiled splashbacks and a stainless steel sink and drainer unit with mixer tap and window above. There is a further built-in cupboard housing the Vaillant Eco Tec Sustain boiler (installed in 2021) space for a freestanding oven, an automatic washing machine and a fridge-freezer, and smart mosaic tile-effect flooring.

The master bedroom is a spacious double located to the front, with a window, carpet flooring, and decorative chimneybreast recess with a wood effect hearth adding character. Bedroom two is also a small double, currently used as a study. It also has a window to the front and carpet flooring. The accommodation is completed by a bathroom, refitted in 2020 with a three piece suite comprising an enclosed WC, a wash hand basin with storage beneath and a tiled bath with a glazed screen, drench and handheld shower heads over. An opaque glazed window to the side provides privacy while allowing natural light and the room is fully tiled with underfloor heating.

#### Outside

To the front of the property is a small, walled gravelled and paved forecourt with planted shrubs and a paved path to the front door.

**Tenure:** Leasehold, Owns 50% of freehold.

**Lease Term :** 125 years from 9 August 2007.

**Local Authority:** Leicester City Council

**Tax Band:** A

**Services:** Offered to the market with all mains services and gas-fired central heating.

**Broadband delivered to the property:** Fibre & Cable, 132mbps.

**Wayleaves, Rights of Way & Covenants:** The front forecourt is owned by 100A.

**Flooding issues in the last 5 years :** None our Clients are Aware of.

**Accessibility:** First floor apartment accessed via a staircase, there is no lift.

**Planning issues:** None our Clients are Aware of.

**Costs associated with the house as a whole :** Including the roof, drainage etc are in joint responsibility of the owners of 100 and 100A Knighton Fields Road West. There is no regular payment, but an 'as required' agreement.















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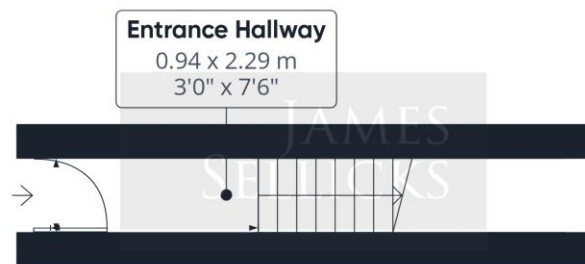
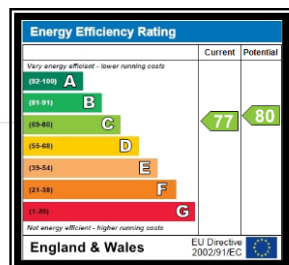
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#### Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



Floor 1



Floor 2

JAMES  
SELICKS

Approximate total area<sup>(1)</sup>

51.1 m<sup>2</sup>  
549 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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