

LEASEHOLD



Apartment (EPC Rating: C)

**Knighton Hayes Manor, Ratcliffe Road,
Stoneygate, Leicester, LE2 3TB**

PRICE:

£335,000



2 Bedroom Apartment located in Leicester

Seths is proud to market this charming 2-bedroom apartment on Ratcliffe Road in the desirable Stoneygate area.

This lovely apartment features a spacious open-plan lounge and kitchen, complete with fitted units, worktops, and integrated appliances including a fridge, freezer, washer/dryer, dishwasher, hob, and electric oven.

The property offers two bedrooms, one of which boasts an en-suite with a wash basin, W.C., and shower cubicle. Additionally, there is a well-appointed fitted bathroom with a bath and shower over, wash basin, and W.C.

Outside, you'll find a private rear garden with secured access, and a parking space in the front car park.

Contact Seths today to arrange a viewing.

ENTRANCE HALL

Carpeted flooring, providing access to all rooms in the flat and storage cupboard.

LOUNGE/KITCHEN

40'11" x 23'3"

Partially carpeted flooring, partially tiled walls in the kitchen area, 2X radiator, Velux windows facing the front and rear and side aspect, base and eye level units, integrated four-ring burner with oven and extractor over, integrated dishwasher, integrated washing machine, integrated fridge

BEDROOM 1

16'11" x 12'9"

Carpeted flooring, radiator, Velux windows facing the front and side aspect, leading to the En Suite

EN SUITE

Tiled flooring, partially tiled walls, standing cubicle shower, wash hand basin, toilet.

BEDROOM 2

10'4" x 9'10"

Carpeted flooring, radiator, and Velux windows facing the rear aspect.

BATHROOM

Tiled flooring, partially tiled walls, polyvinyl bathtub, toilet, wash hand basin.

OUTSIDE

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Ground Rent £125.00

Service Charge £2790.12

Approx. 120 years left on the lease

Allocated underground car parking space

COUNCIL TAX BAND - E

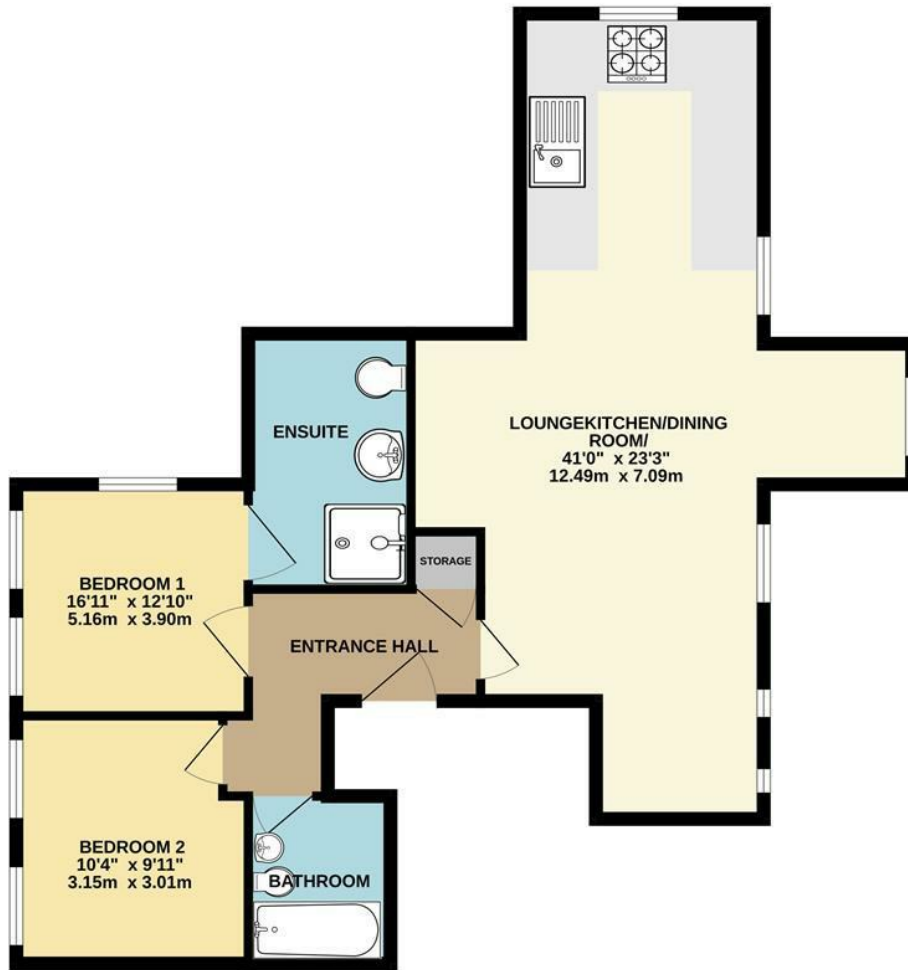
ADDITIONAL INFORMATION







GROUND FLOOR

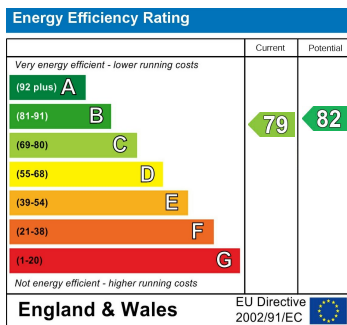


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

E

Energy Performance Graph



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