



Flat 8, Tiffany Court Albert Road, Leicester

£115,000 Leasehold

A chain-free, 2-bedroom ground-floor apartment in Stoneygate. Ideal investment or starter home requiring cosmetic updating, featuring spacious living, communal grounds, and parking. CASH BUYERS ONLY

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: E



Knightsbridge
Estate Agents

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Communal Hall

Leading to the apartment door.

Entrance Hall

Having wood effect laminated flooring, ample storage facilities in the form of built-in cupboards, and an electric wall-mounted heater.

Reception Room

15' 11" x 14' 6" (4.86m x 4.41m)

Principal living area having plenty of natural light coming through the double-glazed window to the rear elevation. Also having a television point, electric wall-mounted heater.

Kitchen

12' 0" x 8' 0" (3.66m x 2.43m)

Having natural light flowing through the double-glazed window to the front elevation. Also featuring ceramic tile flooring, a range of base and wall units accompanied by roll-edge laminated work surfaces incorporating a stainless steel sink drainer with mixer tap. Integrated appliances include an inset four-ring gas hob, an oven with an extractor over, and space for a fridge.



Bedroom One

13' 1" x 12' 0" (4.00m x 3.67m)

Having natural light flowing through the double-glazed window to the rear elevation. There are also built-in wardrobes and an electric wall-mounted heater.

Bedroom Two

15' 5" x 9' 11" (4.71m x 3.02m)

Having natural light flowing through the double-glazed window to the front elevation and also an electric wall-mounted heater.

Bathroom

7' 5" x 5' 9" (2.27m x 1.74m)

Having natural light flowing through the obscure double-glazed window to the front elevation. Also having a bath with a shower over, a low-level WC, a wash hand basin, tiled splashbacks, and a feature wall-mounted chrome heated towel rail.

Communal Garden

Set within communal grounds.

Parking

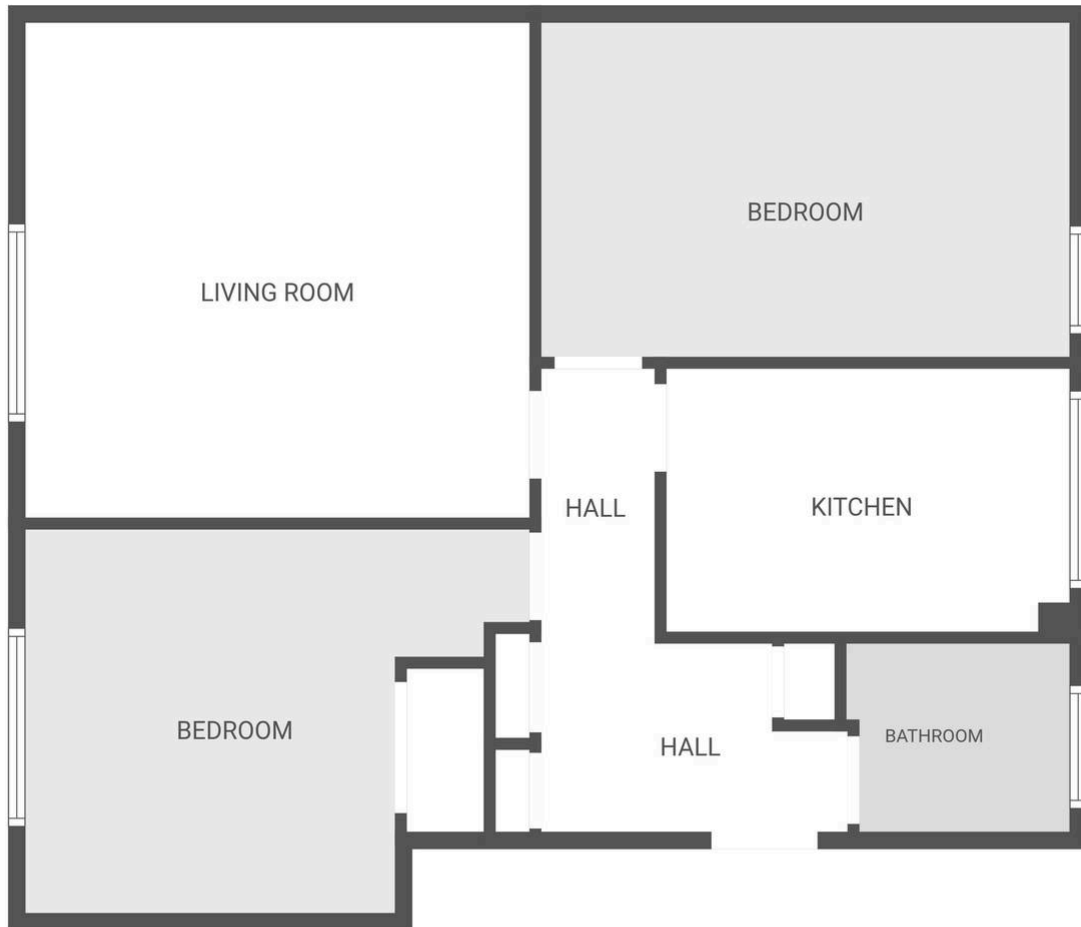
Off-street parking in the form of a communal parking area.

Lease Information:

Remaining Years on the Lease: 47 Years

Annual Ground Rent £45

Annual Service Charge £1,500



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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