



## Carisbrooke Road, Knighton

£190,000

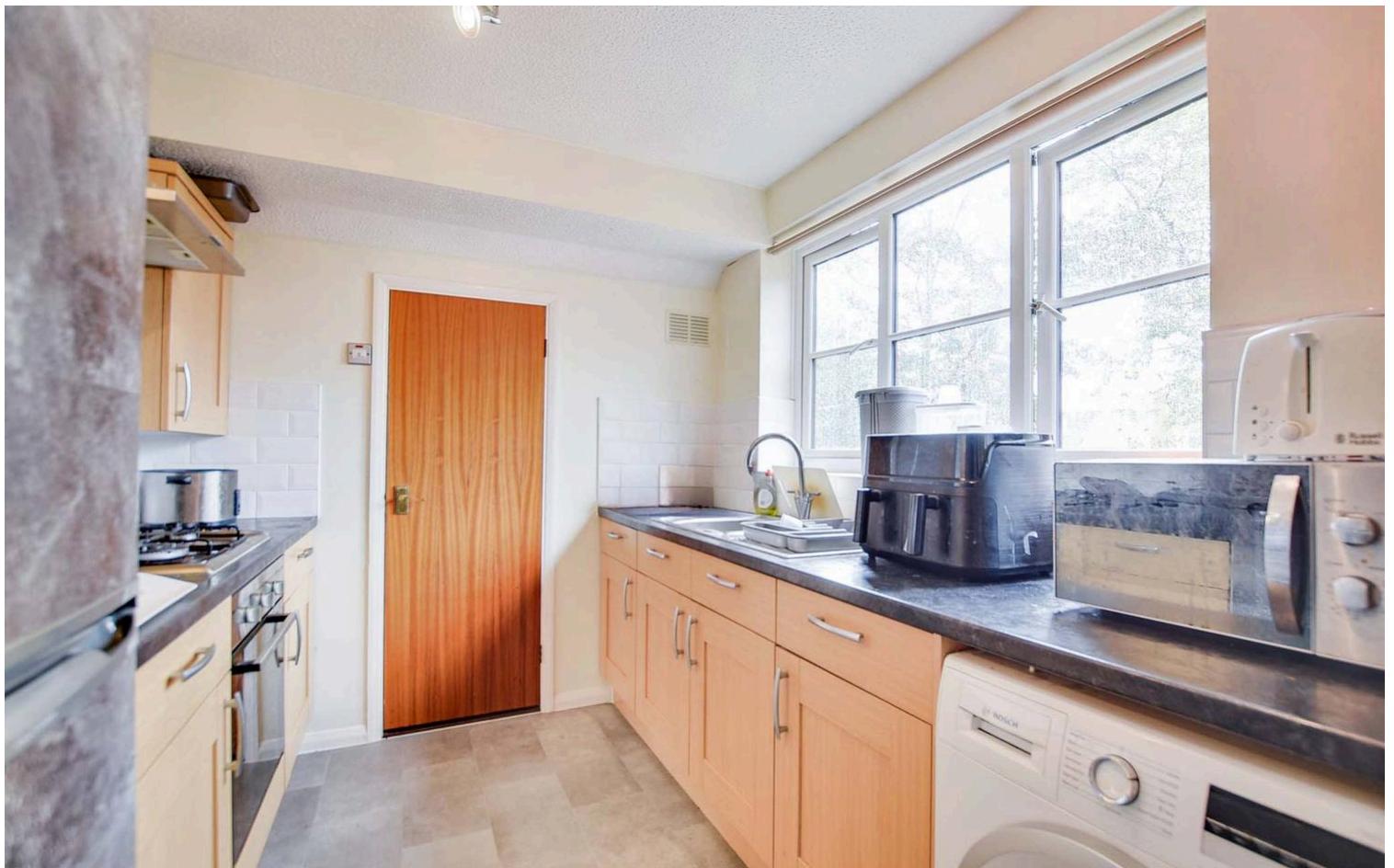
SECOND-FLOOR flat in a popular development, overlooking Carisbrooke Road & Knighton Road. TWO double bedrooms, through lounge dining, communal grounds, parking & GARAGE. Ideal first-time buy.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C





### **Communal Entrance**

With stairs to the second floor.

### **Entrance Hall**

With an airing cupboard, a storage cupboard, radiator.

### **Open Plan Lounge Dining Room**

25' 7" x 15' 2" (7.79m x 4.63m)

(narrowing to 3.24m) With two double-glazed windows to the front elevation, two radiators.

### **Kitchen**

11' 1" x 7' 7" (3.37m x 2.30m)

With a double-glazed window to the side elevation, a sink and drainer unit with a range of wall and base units with work surfaces over, an oven, a gas hob, a stainless steel chimney hood, plumbing for a washing machine, a cupboard housing the boiler, storage cupboard



### **Bedroom One**

12' 5" x 12' 2" (3.78m x 3.70m)

With a double-glazed window to the side elevation, a built-in wardrobe, a built-in cupboard, radiator.

### **Bedroom Two**

11' 5" x 7' 7" (3.49m x 2.32m)

With a double-glazed window to the side elevation, wardrobes with box cupboards over, radiator.

### **Bathroom**

6' 9" x 5' 7" (2.05m x 1.71m)

With a bath with a shower over, a wash hand basin, WC, heated chrome towel rail.

### **Communal Grounds**

#### **Garage**

With an electric door to the front elevation and is located in a block to the side.

#### **Off Road Parking**

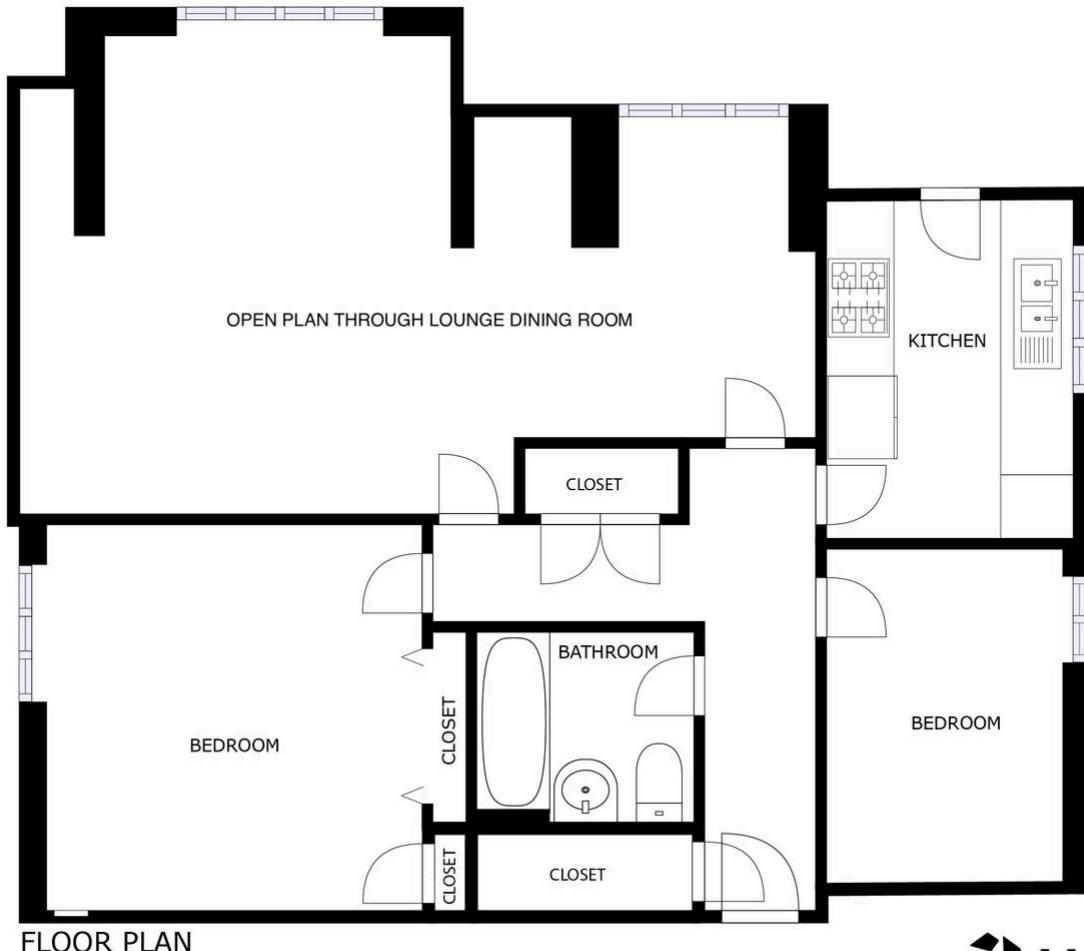
Communal parking.

Please note that parking is subject to vehicle size. Prospective purchasers should ensure the dimensions are suitable for their vehicle before relying on it for parking purposes.

#### **Lease Details**

Current Service Charge: £160 per month

Length of Lease: 87 years remaining



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