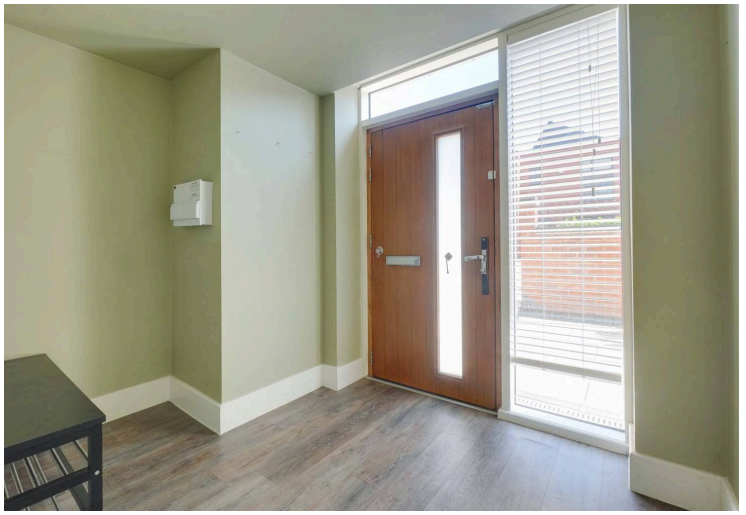
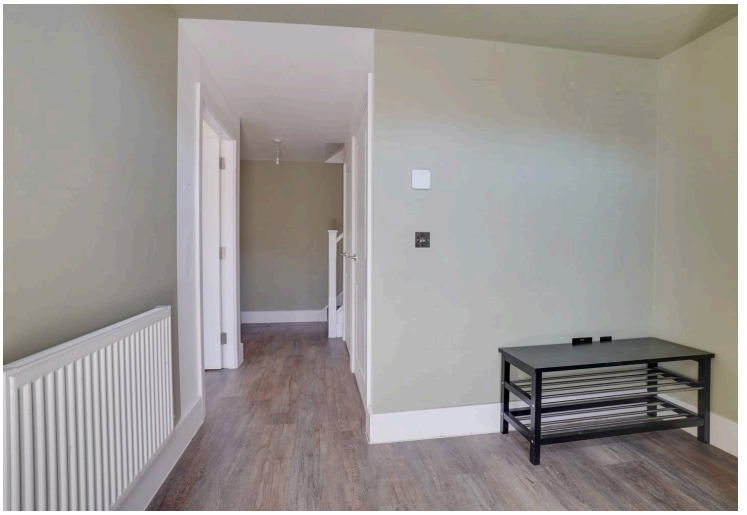






Cowper Street, Knighton Fields

£225,000 Leasehold

Stunning 3-bed townhouse in Knighton Fields. Features open-plan living, exposed brick, high ceilings, basement parking, and communal gardens. No upward chain!

KB Knightsbridge Estate Agents
0116 274 5544

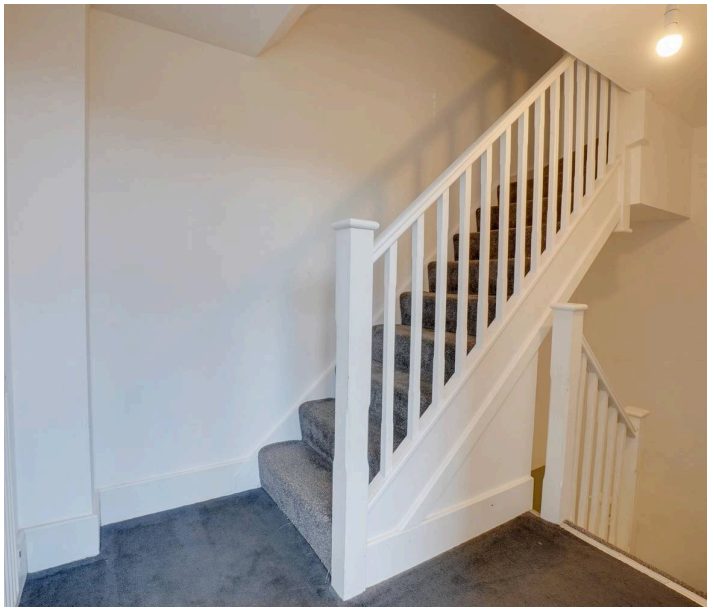




Entrance Hall
Features stairs leading to the first floor, a storage cupboard, a utility cupboard with plumbing for a washing machine, wood-effect flooring, and a radiator.

Bedroom Two
10' 6" x 9' 2" (3.20m x 2.80m)
Double-glazed window to the front elevation, radiator.

Shower Room
7' 10" x 5' 3" (2.40m x 1.60m)
Inset ceiling spotlights, tiled shower cubicle, wash hand basin, low-level WC, extractor fan, tiled flooring, and a heated chrome towel rail.



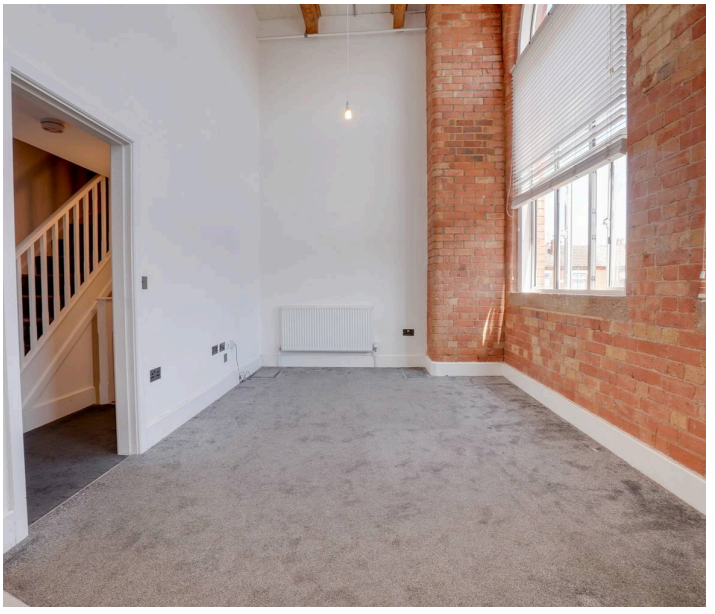
First Floor Landing
Leading to an open-plan living space.

Open-Plan Living / Dining / Fitted Kitchen
19' 0" x 10' 3" (5.80m x 3.12m)

Living/Dining Area
Features two high double-glazed feature windows to the front elevation, an exposed brick wall, high ceilings with an exposed beam, inset ceiling spotlights, and two radiators. Flooring is partly tiled and partly carpeted.



Kitchen Area
Equipped with a built-in oven, electric hob with a stainless steel chimney hood over, and a built-in sink. Includes a range of wall and base units with work surfaces over, a built-in dishwasher, and space for a fridge-freezer.



Second Floor Landing

Bedroom One
11' 6" x 9' 2" (3.50m x 2.80m)
Two double-glazed windows to the front elevation, fitted mirrored wardrobes, radiator. Features Jack and Jill access to the bathroom.

Bathroom
7' 7" x 6' 3" (2.30m x 1.90m)
Bath with mixer tap and shower attachment, low-level WC, wash hand basin, extractor fan, inset ceiling spotlights, tiled flooring, and a heated towel rail.



Bedroom Three
8' 10" x 6' 11" (2.70m x 2.10m)
Double-glazed window to the front elevation, radiator.













Front Garden
Gated, paved courtyard-style front garden featuring a mature tree.

Communal Garden

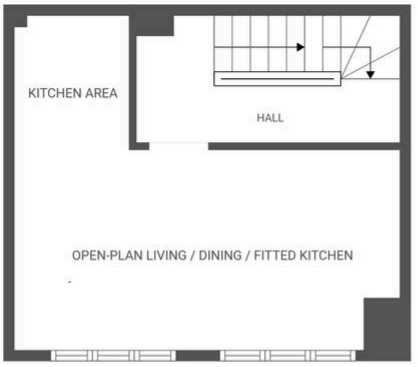
Access to a decked communal garden area.

Lease Infor

Service Charge: 1853.32 per year

Ground Rent: 537.2 per year

Remaining Years: 114 Years



1st floor



2nd floor



Ground floor

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



The property is well located for everyday amenities and services including renowned local, public and private schooling, nursery day-care, Leicester City Centre and the University of Leicester, Leicester Royal Infirmary and Leicester General Hospital. The property is also within easy reach of amenities along Welford Road and Queens Road shopping parade in neighbouring Clarendon Park, with its specialist shops, bars, boutiques and restaurants.
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

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.