



## Apt 45, 5 Cowper Street, Leicester

In Excess of £125,000 Leasehold

Third-floor one-bedroom apartment located in Knighton Fields, Leicester. Featuring an open plan living kitchen area, fitted wardrobe to the bedroom, communal decking area and secure parking.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C



0116 274 5544





### **Entrance Hall**

With a built-in storage cupboard and radiator.

### **Open Plan Living/Kitchen/Dining**

19' 0" x 12' 1" (5.79m x 3.69m)

(expanding to 5.5m) Includes two double-glazed windows to the rear elevation and two skylight windows to the rear elevation. Kitchen Area: Comprising a stainless steel sink and draining unit with a range of wall and base units with work surfaces over. Built-in oven and electric hob with stainless steel chimney hood over. Living/Dining Area: Open aspect to the kitchen with two radiators.

### **Bedroom**

12' 1" x 10' 10" (3.69m x 3.31m)

With skylight window to rear elevation, fitted mirrored wardrobe, and radiator.



### **Bathroom**

7' 2" x 6' 4" (2.19m x 1.92m)

Includes a bath with mixer tap shower attachment, wash hand basin, low-level WC, shaver point, inset ceiling spotlights, and extractor fan.

### **Communal Garden**

Access to communal decking area.

### **Allocated Parking**

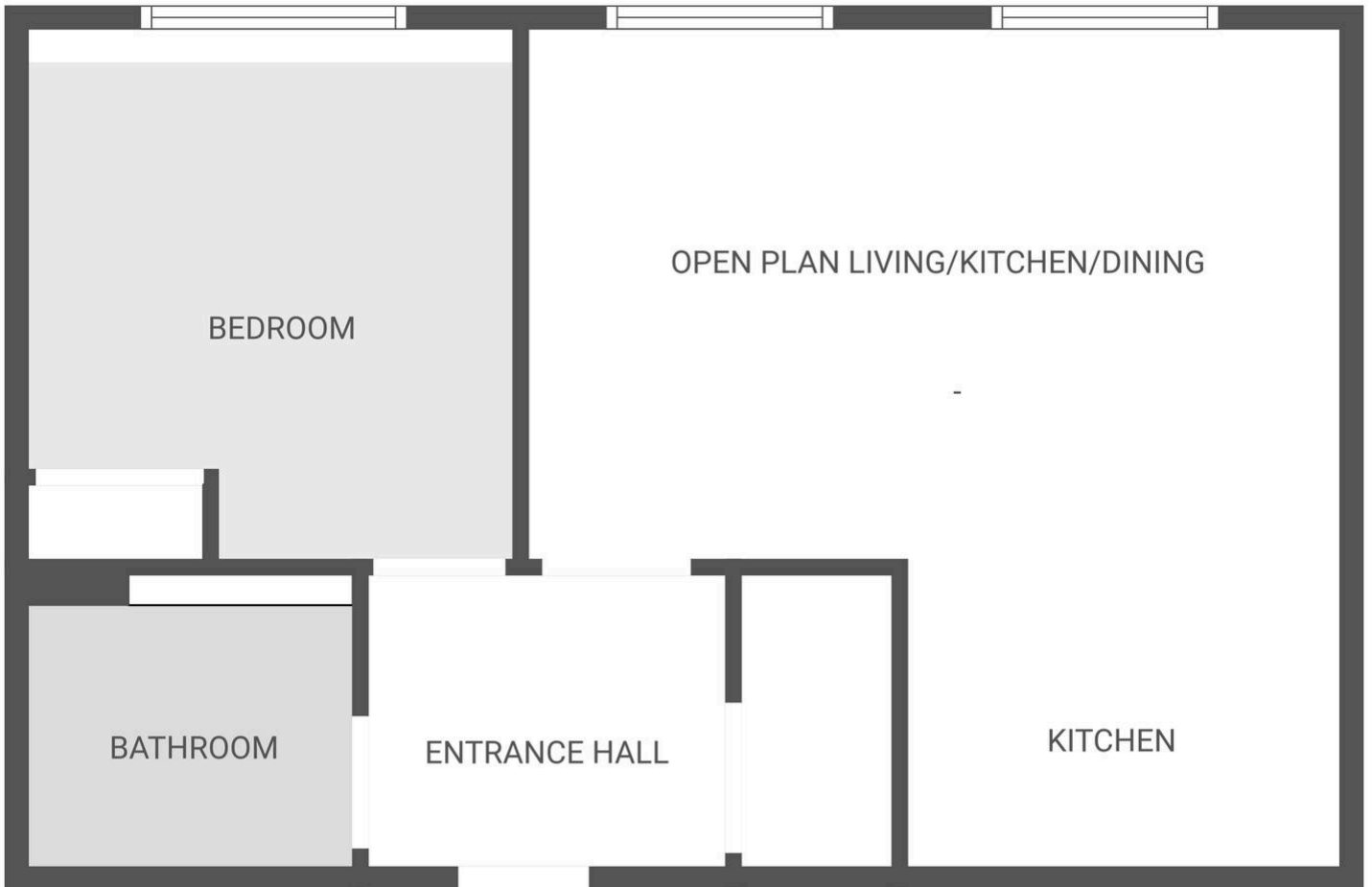
1 allocated space in an underground car park.

### **Lease Information**

Service Charges: £2864.75 per year

Ground Rent: £230.24 per year

114 years remaining on the lease.



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

**We'll keep you moving...**



We must inform all prospective purchasers that the measurements are taken by an electronic tape 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 & valuers (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. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.