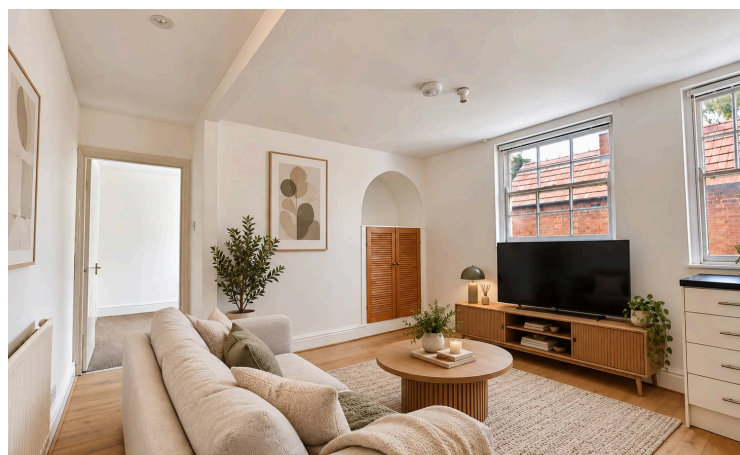
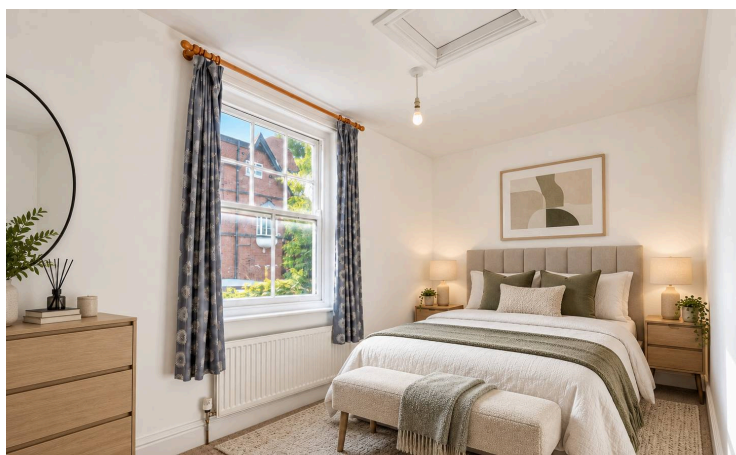




AI-ENHANCED IMAGE

Furniture and decorative items have been digitally added using Artificial Intelligence for illustrative purposes only. The property's layout, dimensions and permanent fixtures remain unchanged.



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45 Stoneygate Road, Stoneygate

£100,000 Leasehold

Charming first-floor 1-bed period conversion flat in Stoneygate. No chain, open-plan living/kitchen, bathroom, mature communal front garden & on-road parking. Ideal first-time buy or investment.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



0116 271 3333





⚠️ AI-ENHANCED IMAGE

Furniture and decorative items have been digitally added using Artificial Intelligence for illustrative purposes only.



Communal Entrance

With stairs to the first floor.

Private Entrance Hall

With a window to the side elevation, meter cupboard.

Open Plan Living / Kitchen / Dining Room

16' 1" x 12' 2" (4.90m x 3.70m)

With three windows to the side elevation. Stainless steel sink and drainer unit with a range of wall/base units and work surfaces over, cupboard housing the boiler, plumbing for a washing machine, space for a fridge-freezer, laminate flooring, radiator.

Bedroom

12' 2" x 7' 10" (3.70m x 2.40m)

With a window to the rear elevation and a radiator.



Bathroom

8' 6" x 4' 3" (2.60m x 1.30m)

With window to front elevation. Bath with mixer tap shower attachment, pedestal wash basin, low-level WC, extractor fan, lino flooring,

Front Garden

There's a communal front garden with mature trees.

Lease Information: The lease commenced in 1996 with an original term of 125 years. The freehold is held by Linedigit Ltd, which is collectively owned by the flat owners. Upon purchase, the new owner would become a director of the company. Building management costs are shared between the owners, with the current contribution being approximately £100 per month (£1,200 per annum).



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

We'll keep you moving...



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