



St. Marys Road, Clarendon Park

£190,000

Offered for sale with NO UPWARD CHAIN is this FIRST FLOOR two bedroom flat located near Victoria Park. Benefitting from a living room, fitted kitchen, principal en-suite, bathroom and a garage.

Council Tax band: B

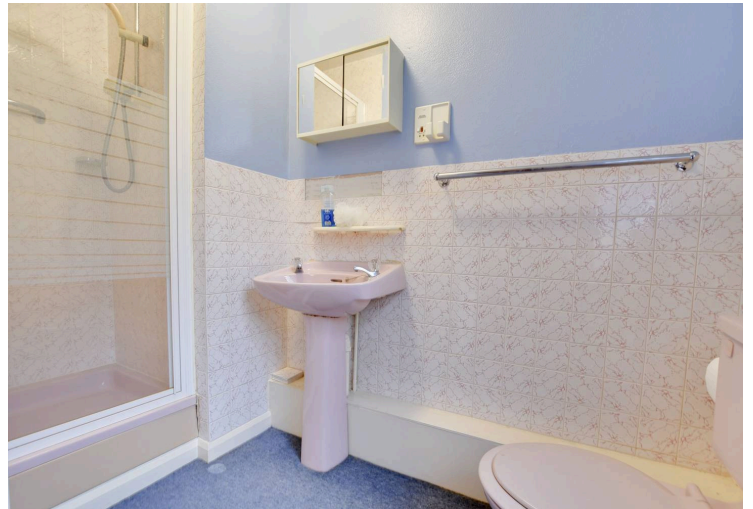
Tenure: Leasehold

EPC Energy Efficiency Rating: C



0116 274 5544





Entrance Porch

With coat hooks.

Entrance Hall

With storage cupboard, radiator.

Living Room

16' 1" x 13' 9" (4.91m x 4.18m)

Enjoying views over Victoria Park, with double-glazed windows to the front elevation, fire surround and hearth, telephone point, TV point, carpet flooring, radiator.

Kitchen

12' 4" x 11' 11" (3.77m x 3.62m)

With two double-glazed windows to the front elevation, wall and base units with work surface over, vinyl floor, part tiled walls, built-in washing machine, vented tumble dryer, built-in dishwasher, built-in fridge freezer, built-in oven and hob, extractor fan, sink and drainer, boiler, radiator.



Bedroom One

11' 10" x 12' 11" (3.61m x 3.94m)

With a double-glazed window to the front elevation, carpet flooring, fitted wardrobes, radiator.

En-Suite to Bedroom One

8' 6" x 6' 0" (2.60m x 1.82m)

(Measurement into the shower cubicle). With double-glazed window to the side elevation, carpet floor, shower cubicle, wash hand basin, low-level WC, part tiled walls, radiator.

Bedroom Two

12' 6" x 10' 11" (3.82m x 3.33m)

With a double-glazed window to the rear elevation, fitted wardrobes, carpet flooring, radiator.

Bathroom

12' 2" x 6' 1" (3.71m x 1.86m)

With double-glazed window to the rear elevation, vinyl floor, storage cupboard, part tiled walls, bath, low-level WC, wash hand basin, radiator.

Communal Grounds

Communal Parking

Communal parking situated to the rear of the building.

Garage

Located in the middle of the block situated to the rear of the building. The garage is secure and lockable.

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: £1288 per annum (£322 quarterly)

Length of Lease: 148 years remaining



FLOOR PLAN

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.