

The Albany, London Road, Stoneygate

£160,000

With a MODERN STYLE fitted kitchen and bathroom alongside a lounge dining room in excess of 23ft, this ground floor flat would make an ideal first time purchase. Set within communal grounds.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D



0116 274 5544





Utility Room

5' 5" x 5' 3" (1.65m x 1.60m)

With stainless steel sink and drainer unit, base units and work surface over, plumbing for washing machine, part tiled wall, wood effect floor.

Open Plan Lounge Dining Room

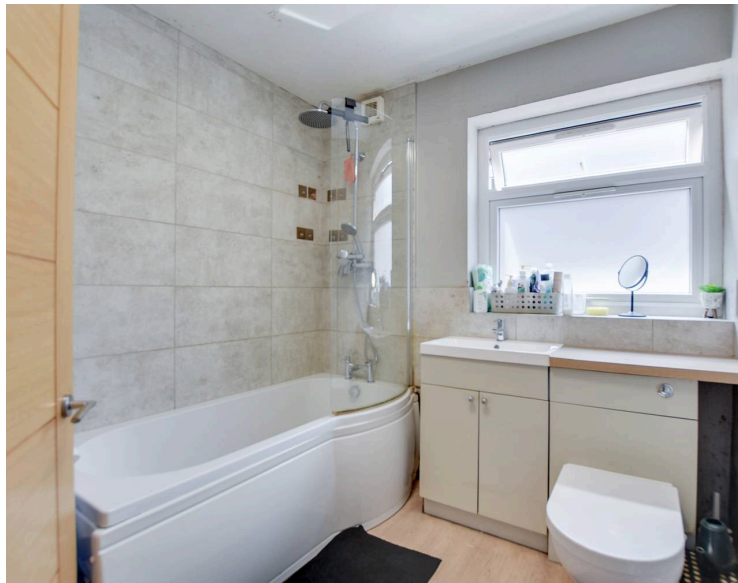
23' 8" x 14' 5" (7.21m x 4.39m)

Measurement narrowing to 3.86 m. With double glazed window to the front elevation, wood effect floor, TV point, two radiators.

Kitchen

9' 4" x 7' 4" (2.84m x 2.24m)

With double glazed window to the rear elevation, stainless steel sink and drainer unit with a range of wall and base units with work surface over, built-in oven and gas hob with stainless steel chimney hood over, built-in fridge and freezer, cupboard housing boiler, wood effect floor, part tiled walls.



Inner Hallway

With storage cupboard, wood effect floor.

Bedroom One

12' 9" x 11' 0" (3.89m x 3.35m)

With double glazed window to the side elevation, radiator.

Bedroom Two

11' 0" x 10' 4" (3.35m x 3.15m)

With double glazed window to the front elevation, radiator.

Bathroom

7' 4" x 7' 3" (2.24m x 2.21m)

With double glazed window to the front elevation, bath with overhead rain forest shower and hand held shower, low-level WC, wash hand basin, wood effect floor, part tiled walls, heated towel rail.

Communal Garden

Communal grounds.

Garage

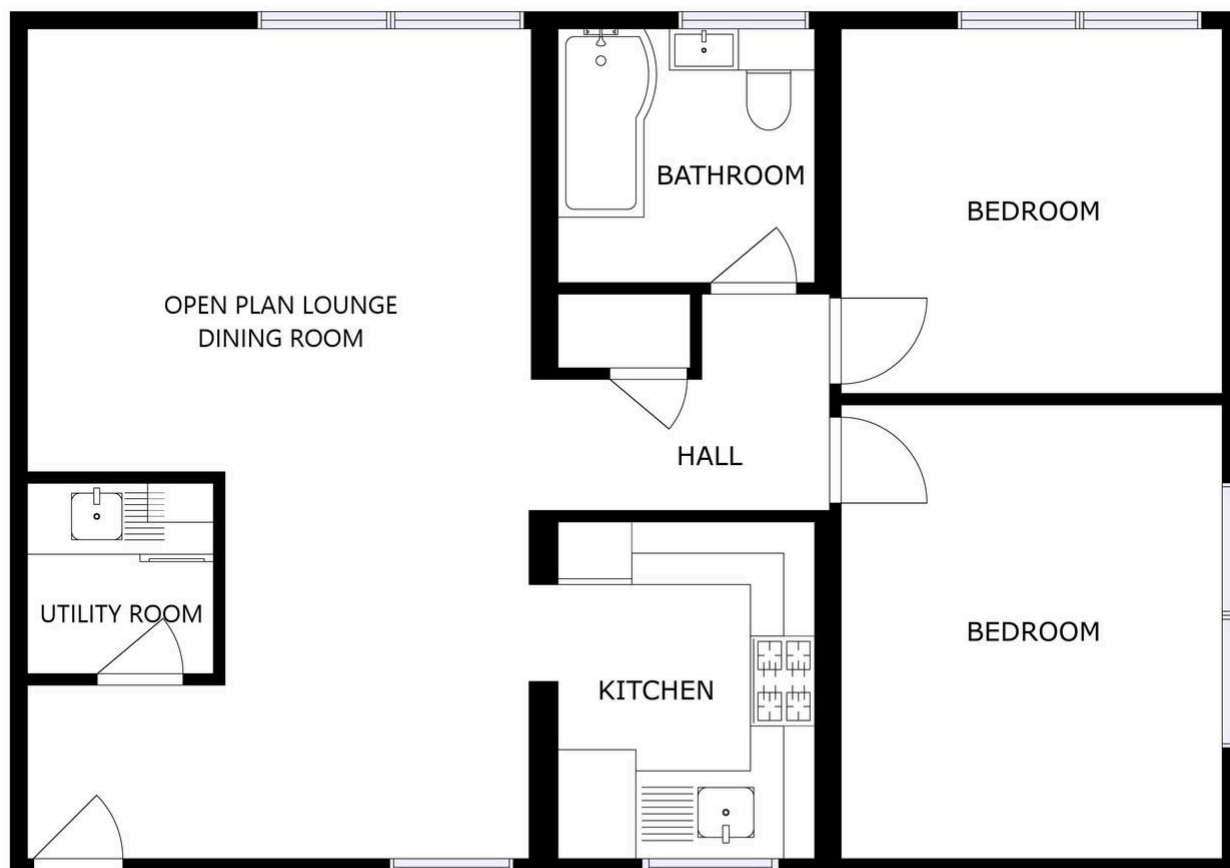
Located in a block. Number 10. Please note that parking within the garage is subject to vehicle size. Prospective purchasers should ensure the dimensions are suitable for their vehicle before relying on it for parking purposes.

Lease Details

Current Ground Rent: £200 per annum

Current Service Charge: £2,800 per annum, paid quarterly

Length of Lease: 114 years remaining



FLOOR 1



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.