Stoneleigh, Knighton Park Road, Stoneygate/Clarendon Park

£220,000 Leasehold

Spacious two-bedroom top-floor apartment with private balcony, allocated parking and lift access, ideally located close to Queens Road, Victoria Park, Stoneygate and Clarendon Park.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

KB Knightsbridge Estate Agents

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Entrance Hall

The entrance hall benefits from a useful storage cupboard, loft access and a wall-mounted heater.

Lounge Dining Room

24' 3" x 13' 5" (7.40m x 4.10m)

A bright and spacious reception room featuring double-glazed French doors opening onto the balcony, together with a double-glazed window to the rear elevation. The room also benefits from a fireplace and two wall-mounted heaters.

Kitchen

9' 10" x 5' 11" (3.00m x 1.80m)

Kitchen fitted with a range of wall and base units, complemented by granite work surfaces and under-unit lighting. The kitchen incorporates a fitted sink, built-in oven, electric hob with stainless steel splashback and chimney-style extractor hood, integrated fridge freezer and dishwasher, along with plumbing for a washing machine. Inset ceiling spotlights complete the space.

Bedroom One

11' 6" x 9' 10" (3.50m x 3.00m)

A well-proportioned bedroom featuring a double-glazed window to the side elevation, fitted wardrobes with sliding doors and a wall-mounted heater.

Bedroom Two

9' 10" x 8' 6" (3.00m x 2.60m)

A bright bedroom featuring a double-glazed window to the side elevation and a wall-mounted heater.

Bathroom

7' 3" x 6' 3" (2.20m x 1.90m)

A well-appointed bathroom featuring a bath with shower over, pedestal wash hand basin and low-level WC. Further benefits include a shaving point, inset ceiling spotlights, heated chrome towel rail and tiled flooring.

Communal Garden

Balcony

French doors provide access to a well-maintained balcony, offering a pleasant outdoor seating area.

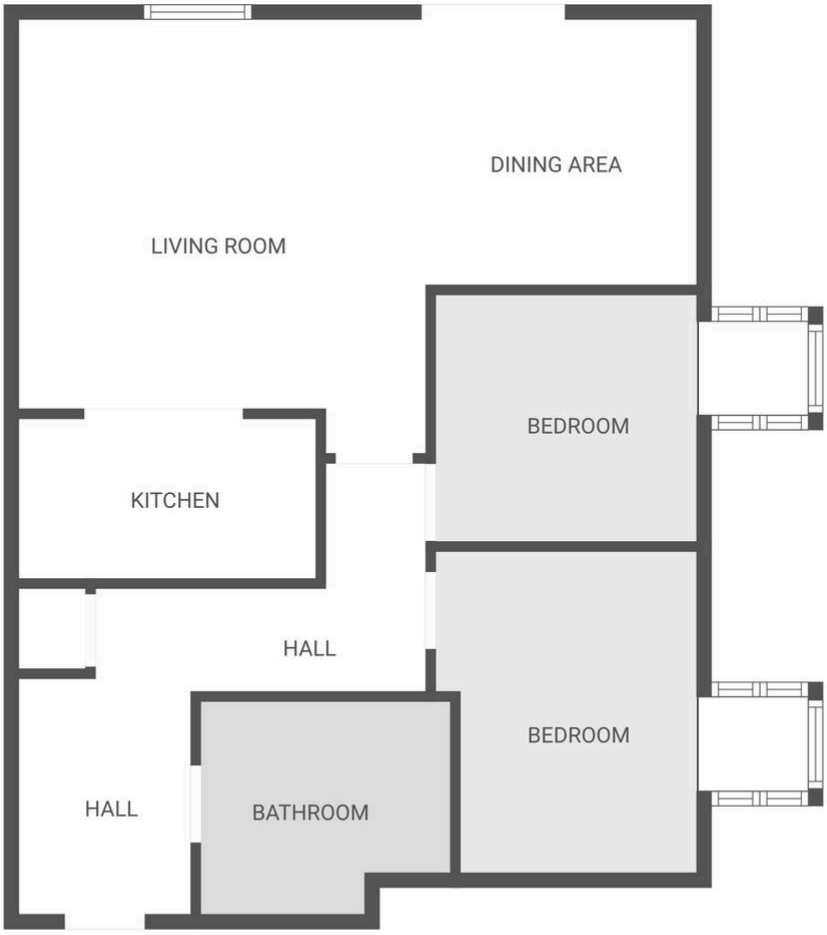
Parking

Allocated parking space for 1 vehicle

Length of lease : 104 Years remaining

Ground Rent: £250

Service Charges: £2,250.28



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

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