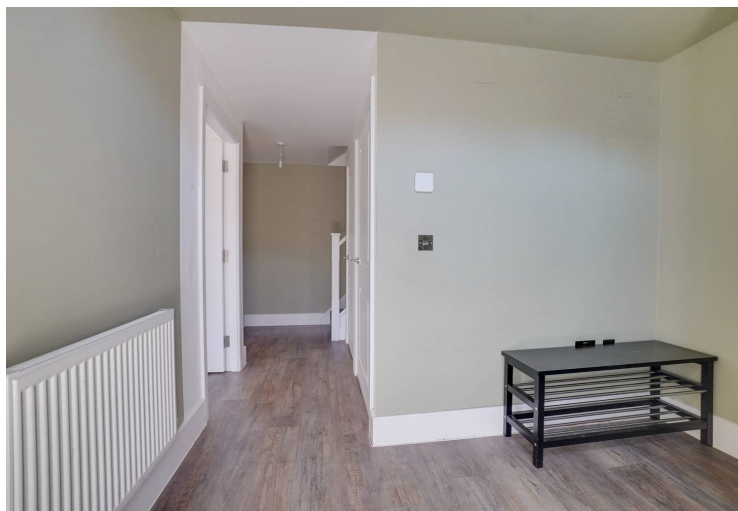
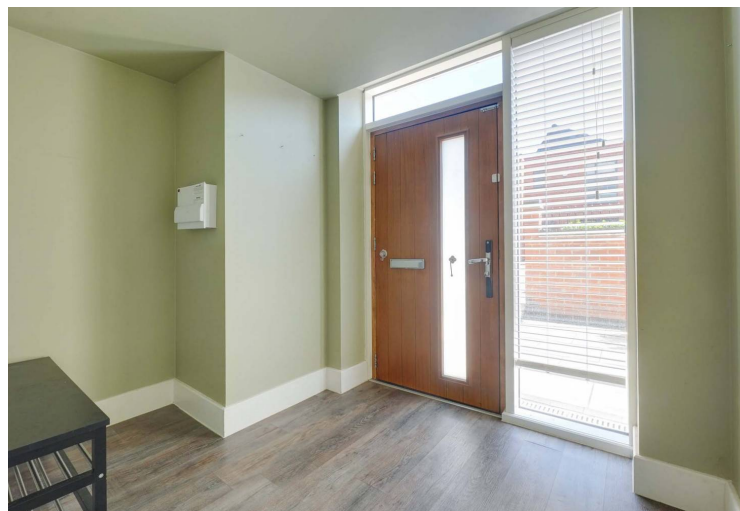




Cowper Street, Knighton Fields

£225,000 Leasehold

Stunning 3-bed townhouse in Knighton Fields. Features open-plan living, exposed brick, high ceilings, basement parking, and communal gardens. No upward chain!



0116 274 5544





Entrance Hall

Features stairs leading to the first floor, a storage cupboard, a utility cupboard with plumbing for a washing machine, wood-effect flooring, and a radiator.

Bedroom Two

10' 6" x 9' 2" (3.20m x 2.80m)

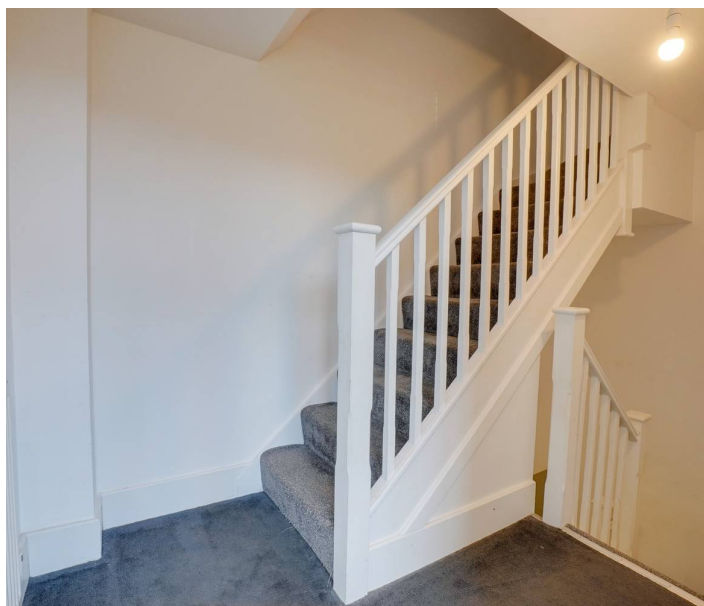
Double-glazed window to the front elevation, radiator.



Shower Room

7' 10" x 5' 3" (2.40m x 1.60m)

Inset ceiling spotlights, tiled shower cubicle, wash hand basin, low-level WC, extractor fan, tiled flooring, and a heated chrome towel rail.



First Floor Landing

Leading to an open-plan living space.

Open-Plan Living / Dining / Fitted Kitchen

19' 0" x 10' 3" (5.80m x 3.12m)

Living/Dining Area

Features two high double-glazed feature windows to the front elevation, an exposed brick wall, high ceilings with an exposed beam, inset ceiling spotlights, and two radiators. Flooring is partly tiled and partly carpeted.



Kitchen Area

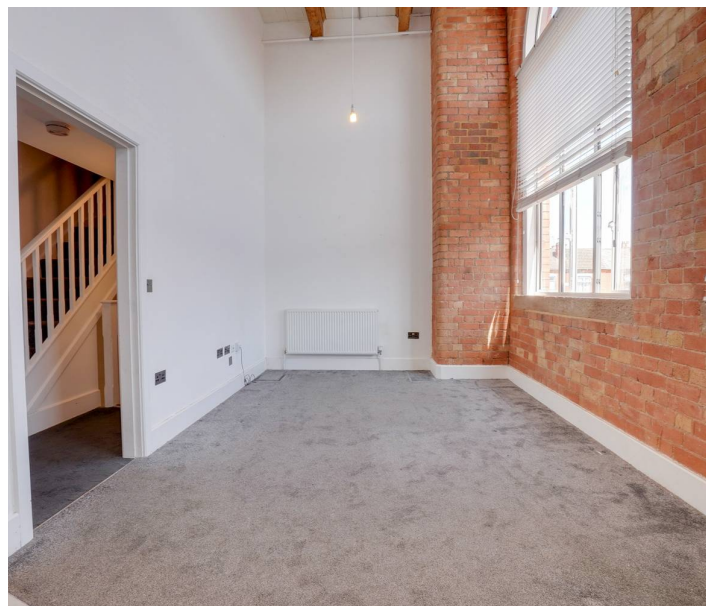
Equipped with a built-in oven, electric hob with a stainless steel chimney hood over, and a built-in sink. Includes a range of wall and base units with work surfaces over, a built-in dishwasher, and space for a fridge-freezer.

Second Floor Landing

Bedroom One

11' 6" x 9' 2" (3.50m x 2.80m)

Two double-glazed windows to the front elevation, fitted mirrored wardrobes, radiator. Features Jack and Jill access to the bathroom.



Bathroom

7' 7" x 6' 3" (2.30m x 1.90m)

Bath with mixer tap and shower attachment, low-level WC, wash hand basin, extractor fan, inset ceiling spotlights, tiled flooring, and a heated towel rail.

Bedroom Three

8' 10" x 6' 11" (2.70m x 2.10m)

Double-glazed window to the front elevation, radiator.









Front Garden

Gated, paved courtyard-style front garden featuring a mature tree.

Communal Garden

Access to a decked communal garden area.

Lease Infor

Service Charge: 1853.32 per year

Ground Rent: 537.2 per year

Remaining Years: 114 Years



1st floor



2nd floor



Ground floor

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





The property is well located for everyday amenities and services including renowned local, public and private schooling, nursery day-care, Leicester City Centre and the University of Leicester, Leicester Royal Infirmary and Leicester General Hospital. The property is also within easy reach of amenities along Welford Road and Queens Road shopping parade in neighbouring Clarendon Park, with its specialist shops, bars, boutiques and restaurants.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

We'll keep you moving...



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