



## Knighton Hayes Manor, Stoneygate

£250,000

This elegant second-floor apartment, offered with no upward chain, is set within a beautifully converted period manor house with private gated grounds. It features a 40ft open-plan living area, two double bedrooms (master en-suite), and allocated parking—an ideal investment.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: D



Knightsbridge  
Estate Agents

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### **Communal Entrance Hall**

With stairs to the second floor.

### **Entrance Hall**

With built-in cupboard and a radiator.

### **Open Plan Living Kitchen Dining Room**

40' 10" x 23' 4" (12.45m x 7.11m)

With three skylight windows to the rear elevation, a further window to the rear elevation, a long skylight window to the front elevation, a further window to the side elevation, a sink and drainer unit with a range of wall and base units with work surfaces over, oven, electric hob, extractor hood, cupboard housing boiler, fridge, freezer, dishwasher, washing machine, TV point and radiator.

### **Bedroom One**

16' 2" x 13' 0" (4.93m x 3.96m)

With two double-glazed skylight windows to the side elevation, a window to the front elevation, a TV point and a radiator.



### **En-Suite**

8' 2" x 5' 1" (2.49m x 1.55m)

With a glazed window to the side elevation, tiled shower cubicle, wash hand basin, WC, tiled flooring and a radiator.

### **Bedroom Two**

10' 4" x 10' 4" (3.15m x 3.15m)

With two double-glazed skylight windows to the front elevation and a radiator.

### **Bathroom**

6' 5" x 6' 2" (1.96m x 1.88m)

With a bath with a mixer tap shower attachment, wash hand basin, WC, tiled flooring and a radiator.

### **Communal Garden**

An extensive lawned area with mature and established borders.

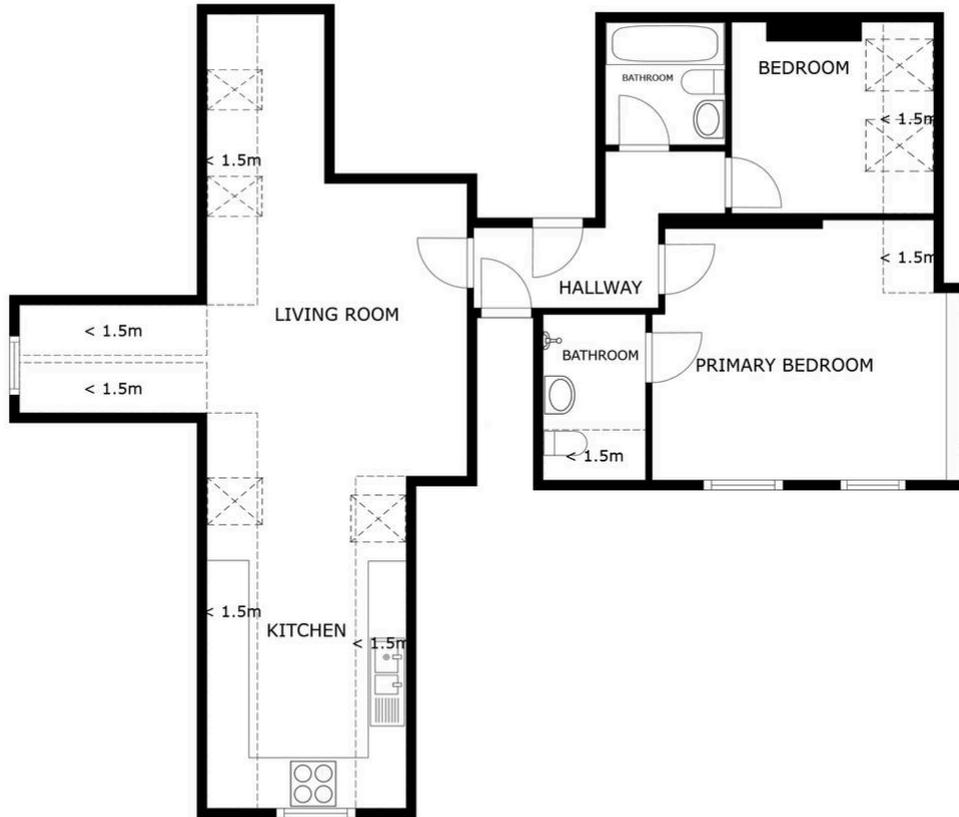
### **Allocated Parking**

### **Lease Information:**

Length Left: 119 Years

Service Charge: £3229.42 per year

Ground Rent: £125 per year



FLOOR PLAN

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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