



Wheatsheaf Court, Knighton Fields

£190,000

A MODERN STYLE property located within the complex of Wheatsheaf Works. The accommodation is presented over three floors to include TWO BEDROOMS, shower room and a separate bathroom. Secure parking.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C





Entrance Lobby

With radiator, stairs to first floor.

Entrance Hall

With under stairs storage cupboard having plumbing for washing machine.

Bedroom

16' 9" x 9' 10" (5.11m x 3.00m)

Measurement plus wardrobe space. With built-in sliding mirrored wardrobes, radiator.

Shower Room

8' 3" x 3' 3" (2.51m x 0.99m)

With low-level WC, wash hand basin, tiled shower cubicle, inset ceiling spotlights, extractor fan, heated chrome towel rail.



 Matterport

First Floor

With access to the following rooms:

Open Plan Living Kitchen Dining Room

20' 0" x 14' 9" (6.10m x 4.50m)

Measurement narrowing to 14'. With double glazed door to rear garden, double glazed window to the rear elevation, high ceiling with beams, lower ceiling with inset spotlights, stainless steel sink and drainer unit with a range of wall and base units with work surface over, built-in oven and hob, built-in fridge and freezer, built-in dishwasher, part tiled floor, two radiators.

Second Floor

With access to the following rooms:

Bedroom Two

13' 9" x 12' 4" (4.19m x 3.76m)

With double glazed window to the rear elevation, airing cupboard, radiator.

Bathroom

7' 2" x 7' 2" (2.18m x 2.18m)

With double glazed window to the rear elevation, bath with shower over, wash hand basin, low-level WC, inset ceiling spotlights, extractor fan, tiled floor, heated chrome towel rail.

Rear Garden

With AstroTurf lawn, gated access to communal decked area.

Allocated Parking

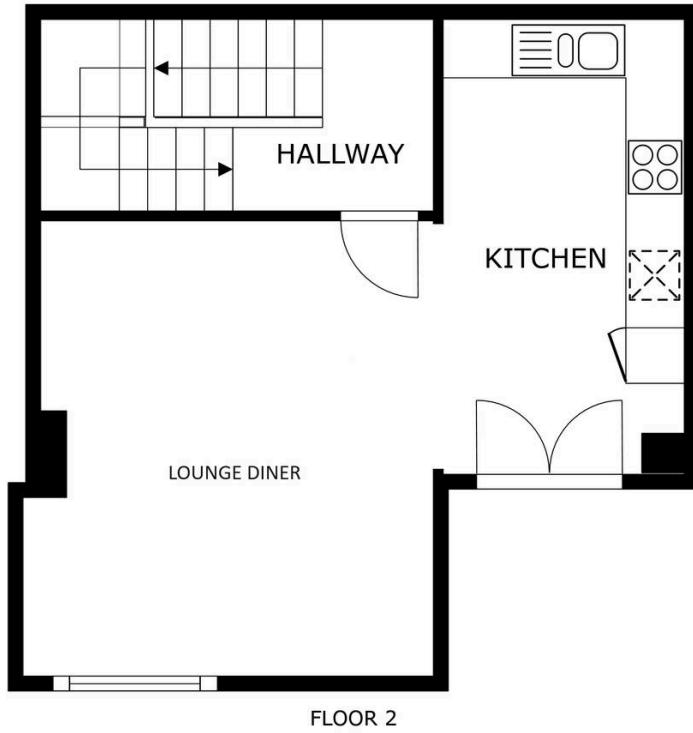
Located in the communal basement car park.

Lease Details

Current Ground Rent: £383 per year

Current Service Charge: £900 twice a year

Length of Lease: 114 years remaining



FLOOR 2

 **Matterport**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 3

 **Matterport**

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