



The Laurels, Knighton Park Road

£240,000 Leasehold

A spacious third-floor apartment in Stoneygate with views of Victoria Park, a balcony, two double bedrooms and allocated parking, close to Queens Road and local amenities.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C



0116 274 5544





Entrance Hall

With a storage cupboard, airing cupboard, wall heater and laminate flooring.

Open Plan Lounge Kitchen Dining Room

29' 2" x 24' 10" (8.90m x 7.58m)

(narrowing to 3.75) With two double-glazed windows to the side elevations, double-glazed French doors to the balcony, wall heater, a sink and drainer unit with a range of wall and base units with work surfaces over, underunit lighting, electric oven and hob, chimney hood, fridge, freezer, dishwasher and a washing machine.

Bedroom One

15' 7" x 12' 8" (4.74m x 3.86m)

With a double-glazed window to the rear elevation and a wall heater.



En-Suite Shower Room

7' 1" x 6' 2" (2.15m x 1.88m)

With a double-glazed window to the rear elevation, spotlights, a tiled shower cubicle, a wash hand basin, a low-level WC, tiled flooring, and a heated chrome towel rail.

Bedroom Two

14' 4" x 12' 4" (4.38m x 3.75m)

(narrowing to 3.04m) With double-glazed French doors to the balcony, double-glazed window to the side elevation and a wall heater.

Bathroom

7' 6" x 6' 6" (2.28m x 1.97m)

With a Jacuzzi bath with a shower head over, a low-level WC, a wash hand basin, extractor fan, spotlights and a heated chrome towel rail.

Communal Garden

Residents can make the most of the communal gardens, which are regularly maintained and provide an attractive, welcoming outdoor setting.

Balcony

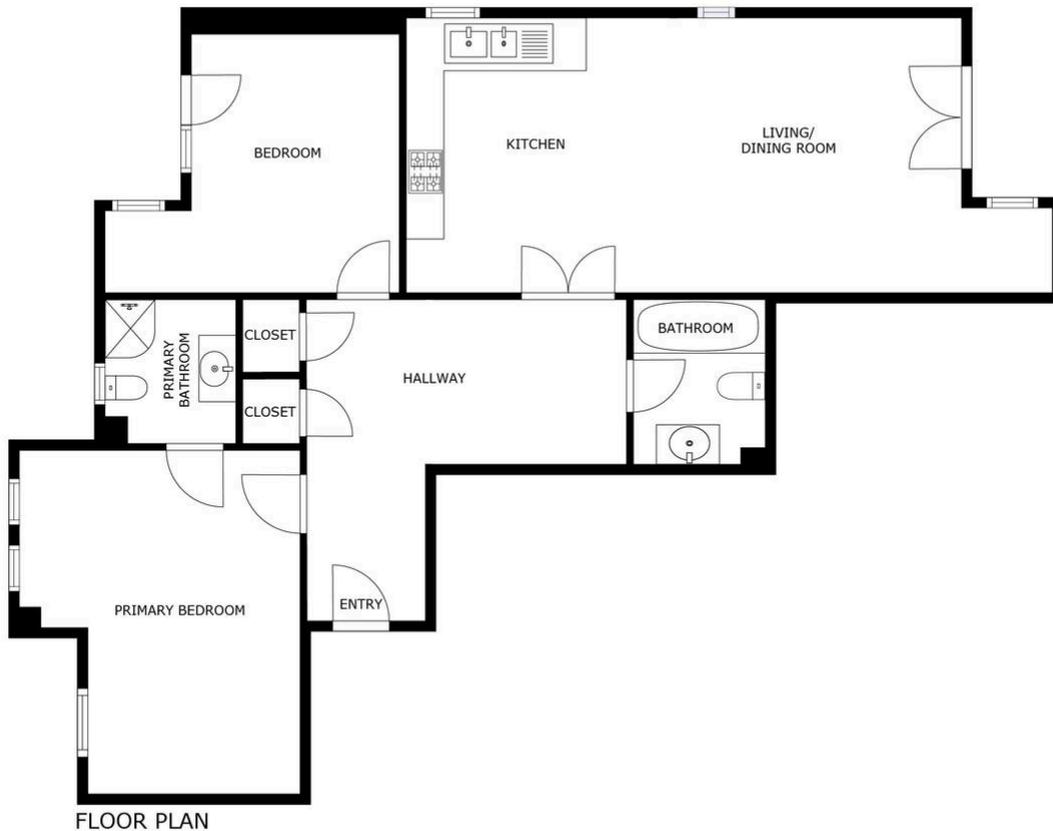
A well-sized balcony extends the living space and provides a pleasant area for seating, plants or simply taking in the view.

Lease Information:

Service Charges: £3,500 per year

Ground Rent: N/A

Lease Expiry: 22/04/2127



FLOOR PLAN

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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