

## Wallace Court, Stoneygate

£170,000 Leasehold

A beautifully presented two-bedroom flat in Stoneygate, offering spacious accommodation, a modern finish, and access to communal gardens and parking, ideal for first-time buyers or investors.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C



0116 274 5544





### **Main Communal Entrance**

With stairs leading to the first floor.

### **Private Entrance Hall**

Includes a storage cupboard, dado rail, wood effect flooring, and a radiator.

### **Lounge / Dining Room**

24' 1" x 11' 5" (7.35m x 3.48m)

Features double-glazed windows to the front and rear elevations, built-in storage cupboards with bookshelving and inset lighting, a decorative fireplace, wood-effect flooring, wall lighting, and two radiators.

### **Kitchen**

11' 9" x 8' 11" (3.58m x 2.73m)

Includes a double-glazed window to the rear elevation, a built-in sink and draining unit, a range of wall units with under-unit lighting, and base units with floor-level lighting. It features plumbing for a washing machine, space for a fridge-freezer, a built-in oven and electric hob with a filter hood over, and a built-in dishwasher. A cupboard houses the boiler.



### **Bedroom One**

11' 11" x 11' 1" (3.63m x 3.38m)

Features a double-glazed window to the front elevation, fitted wardrobes, wood effect flooring, and a radiator.

### **Bedroom Two**

11' 4" x 11' 1" (3.45m x 3.39m)

Features a double-glazed window to the front elevation, wood effect flooring, and a radiator.

### **Shower Room**

9' 10" x 8' 2" (3.00m x 2.48m)

Includes a double-glazed window to the rear elevation and a walk-in double shower cubicle with tiled walls. It features an electric shower with an overhead rain-fall shower and a handheld shower, a wash hand basin, a low-level WC, storage cupboards, and a radiator.

### **Front Garden**

A communal lawned front garden featuring mature shrub trees.

### **Rear Garden**

No private rear garden; communal parking is located to the rear.

### **Parking**

Parking is located on a first-come, first-served basis in a communal car park.

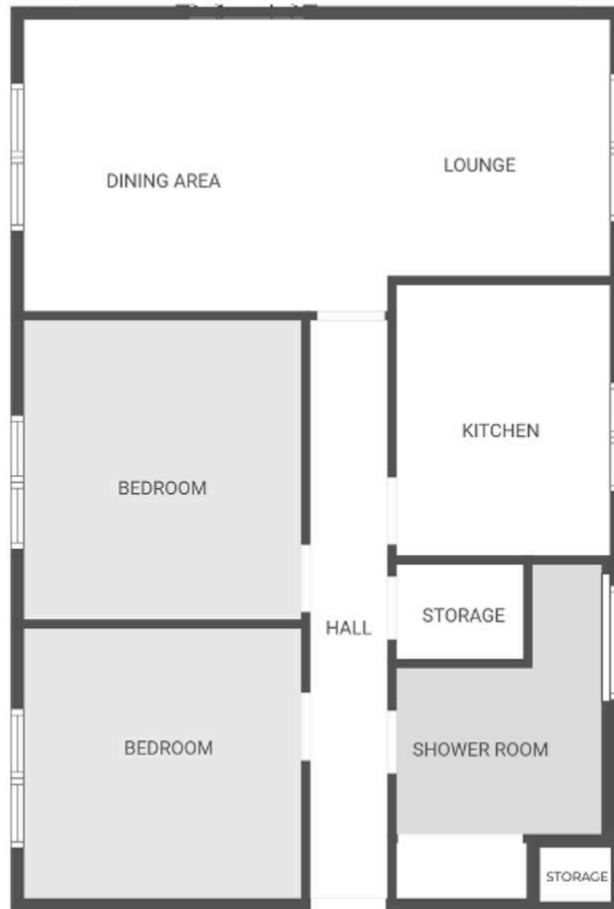
### **Lease Information:**

84 years remaining on the lease

Ground Rent £10 per year

Service Charge: £993.96 per year

The vendor pays approx £17/month for cleaning services (staircase and windows).



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

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