



## Wheatsheaf Court, Knighton Fields

£90,000

Located in the WHEATSHEAF WORKS development is this second floor studio providing an ideal home or investment. The property has a GENEROUSLY SIZED open plan living kitchen dining/bedroom.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C



0116 274 5544





### **Communal Entrance**

With stairs or lift to second floor.

### **Open Plan Living Kitchen Dining/Bedroom**

19' 2" x 18' 6" (5.84m x 5.64m)

Measurement narrowing to 3.6 m. With three double glazed skylight windows to the rear elevation.

### **Kitchen Area**

With tiled floor, stainless steel sink and drainer unit, a range of wall and base units with work surface over, built-in oven and hob with stainless steel chimney hood over and splashback, radiator.

### **Living/Bedroom Area**

With exposed beams, carpet floor, cupboard housing boiler, plumbing for washing machine, two radiators.



### **Bathroom**

7' 7" x 6' 8" (2.31m x 2.04m)

With bath having mixer tap shower attachment, low-level WC, wash hand basin, part tiled walls, tiled floor, inset ceiling spotlights, heated towel rail.

### **Communal Garden**

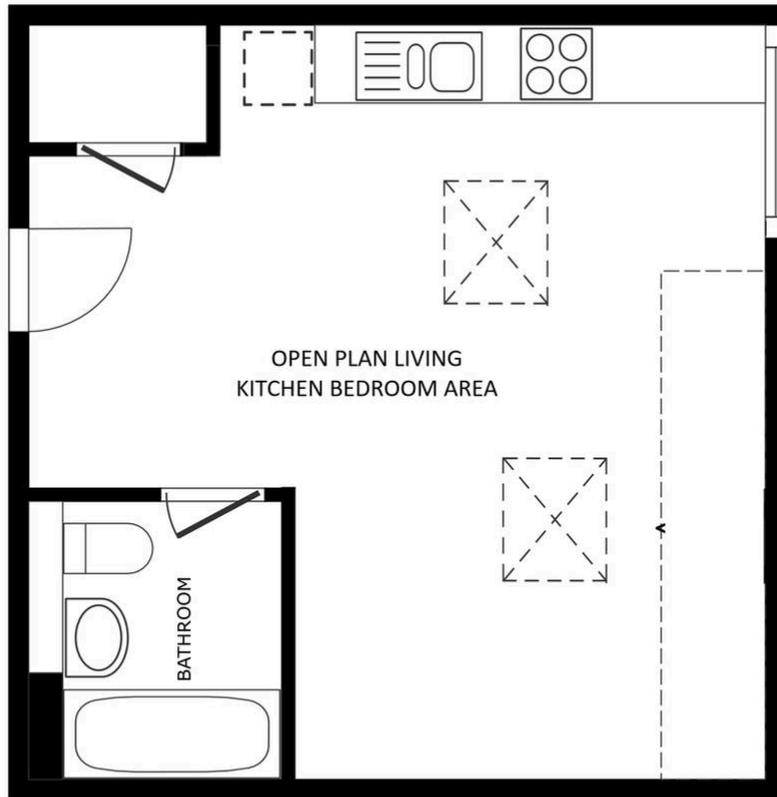
Decked communal grounds.

### **Lease info:**

Ground Rent: £150.00 Annually

Service charge: £2490 annually

Remaining Lease: 116 Years



FLOOR PLAN

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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