





Ronald Court Avenue Road, Leicester

£100,000 Leasehold

Over 55s first-floor apartment in a **welcoming community setting**, with no onward chain, communal gardens, allocated parking, Hotpoint fridge/freezer and Hoover washer/dryer.

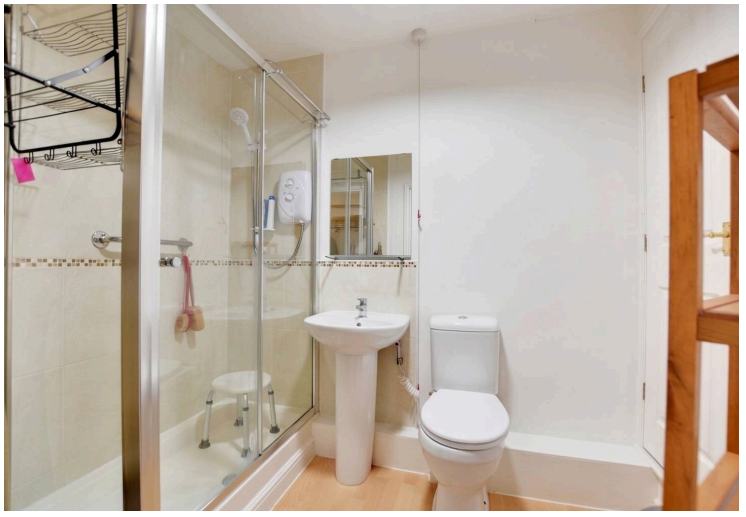
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

KB Knightsbridge Estate Agents
0116 274 5544







Entrance Hall
13' 1" x 4' 9" (4.00m x 1.45m)
With cloaks cupboard and wall heater.

Sitting Room
14' 1" x 10' 1" (4.29m x 3.07m)
With double glazed window to rear elevation, TV point, and wall heater.

Kitchen
10' 7" x 5' 2" (3.23m x 1.57m)
With double-glazed windows to the rear elevation, stainless steel sink and draining unit, a range of wall and base units with work surfaces over, built-in oven and electric hob, plumbing for a washing machine, space for a fridge-freezer, and lino flooring.





Bedroom
12' 2" x 9' 6" (3.70m x 2.89m)
With double-glazed windows to the rear elevation, a wall heater, and built-in wardrobes.
Shower Room
7' 11" x 5' 7" (2.41m x 1.70m)
With a walk-in tiled shower cubicle with electric shower, pedestal wash hand basin, low-level WC, airing cupboard, lino flooring, and heated towel rail.

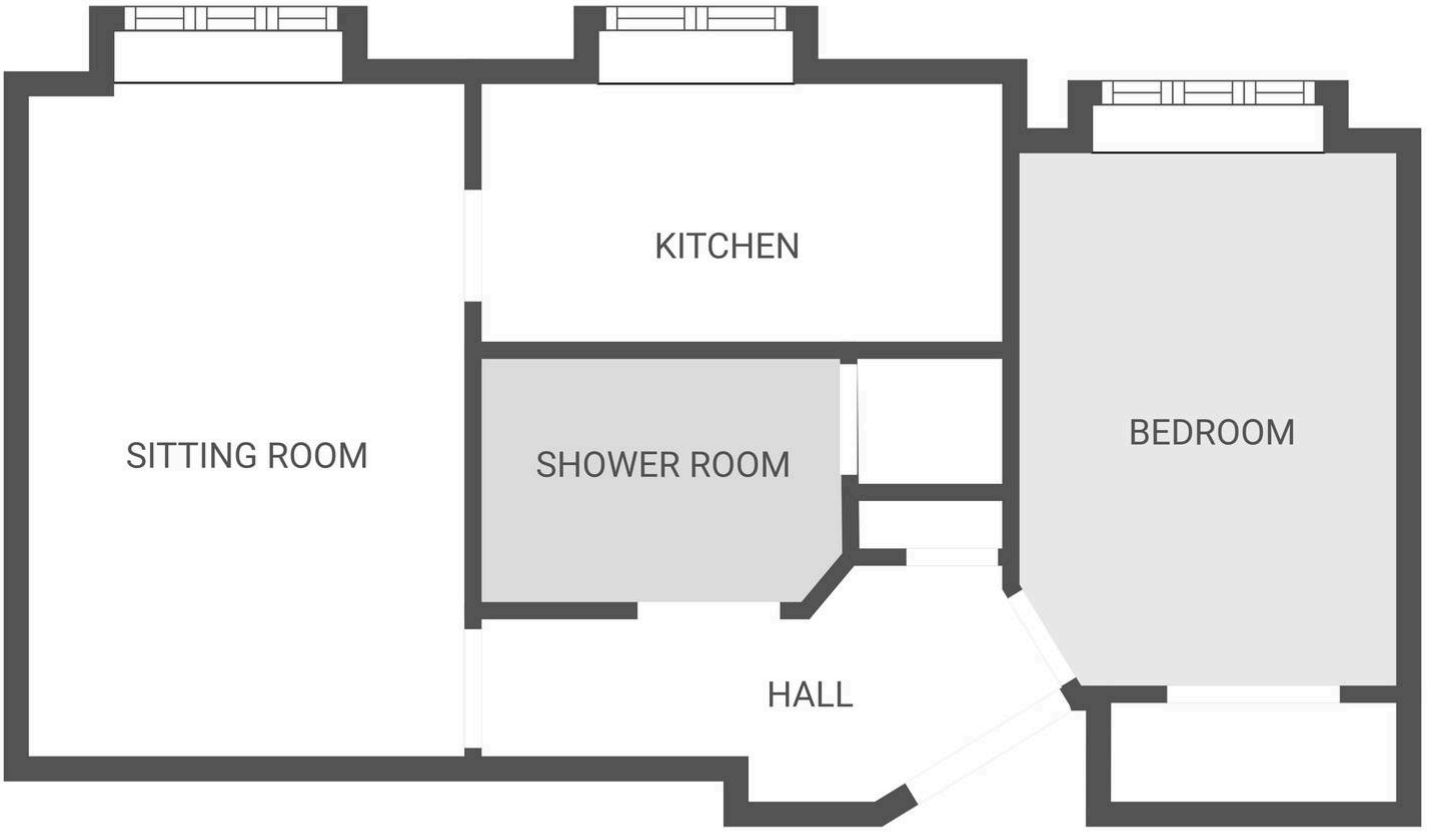
Communal Garden

Communal rear garden with clothes drying area

Parking

Allocated parking space to the rear

Lease Information:
101 Years Remaining
Ground Rent: £407.36 PER YEAR
Service Charges: £200.60 PER MONTH



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

We'll keep you moving...

We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents & valuers (nor any person in their employment) has any authority to make any representation or warranty in relation to the property.' The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.