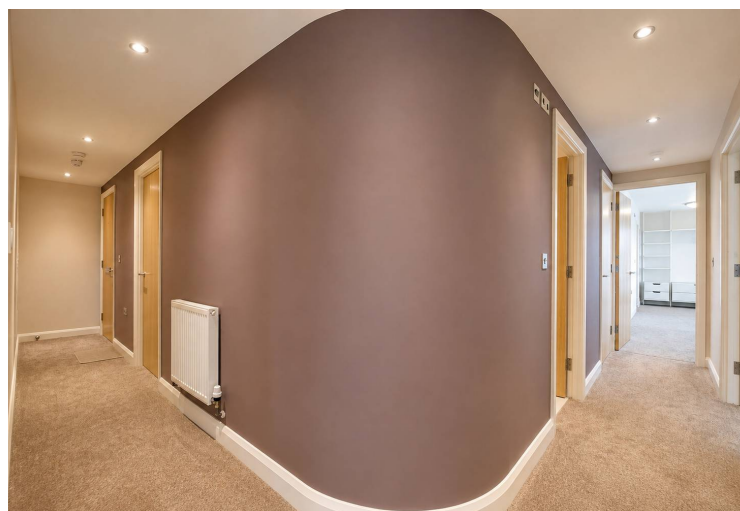




Wallis Court, Knighton Church Road, South Knighton

£280,000 Leasehold

Stunning 2-bed penthouse apartment off Queens Road with 17m south-facing balcony. Features open-plan living, en-suite to principal bedroom, gated allocated parking, and no upward chain.





Entrance Hallway

Entrance hall with inset ceiling spotlights and radiator, utility cupboard housing plumbing for washing machine and separate airing cupboard with wall-mounted boiler

Open Plan Lounge Kitchen Dining Room

23' 0" x 18' 8" (7.00m x 5.70m)

Two double glazed French doors to balcony with built in blinds, inset ceiling spotlights, part wood flooring, part tile floor. Kitchen area comprising center island with built in oven and gas hob with stainless steel chimney hood over, base units with work surfaces over and breakfast bar, built in fridge freezer, built in dishwasher, one and a half bowl stainless steel sink and drainer unit, and further range of wooden base units with work surfaces over, TV point, and two radiators.

Bedroom One

20' 8" x 12' 2" (6.30m x 3.70m)

(narrowing to 2.20m.) Two double-glazed French doors to balcony with built-in blinds, fitted shelving unit with hanging rail and drawers, radiator.

Ensuite Shower Room

7' 10" x 7' 3" (2.40m x 2.20m)

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





Bedroom Two

15' 5" x 11' 6" (4.70m x 3.50m)

Double glazed window to front elevation with built in blind, radiator.

Bathroom

9' 6" x 7' 7" (2.90m x 2.30m)

Bath with mixer tap shower attachment, twin wash hand basins, bidet, low level WC, tiled flooring, partly tiled walls, inset ceiling spotlights, heated chrome towel rail and radiator.

Utility Cupboard (off hallway)

5' 3" x 4' 3" (1.60m x 1.30m)

Plumbing for a washing machine.

Airing Cupboard

With wall mounted boiler and floor-mounted hot water cylinder.









Balcony

Private balcony, spanning an incredible width in excess of 17 metres, please note balcony is not within the owners legal ownership.

Parking

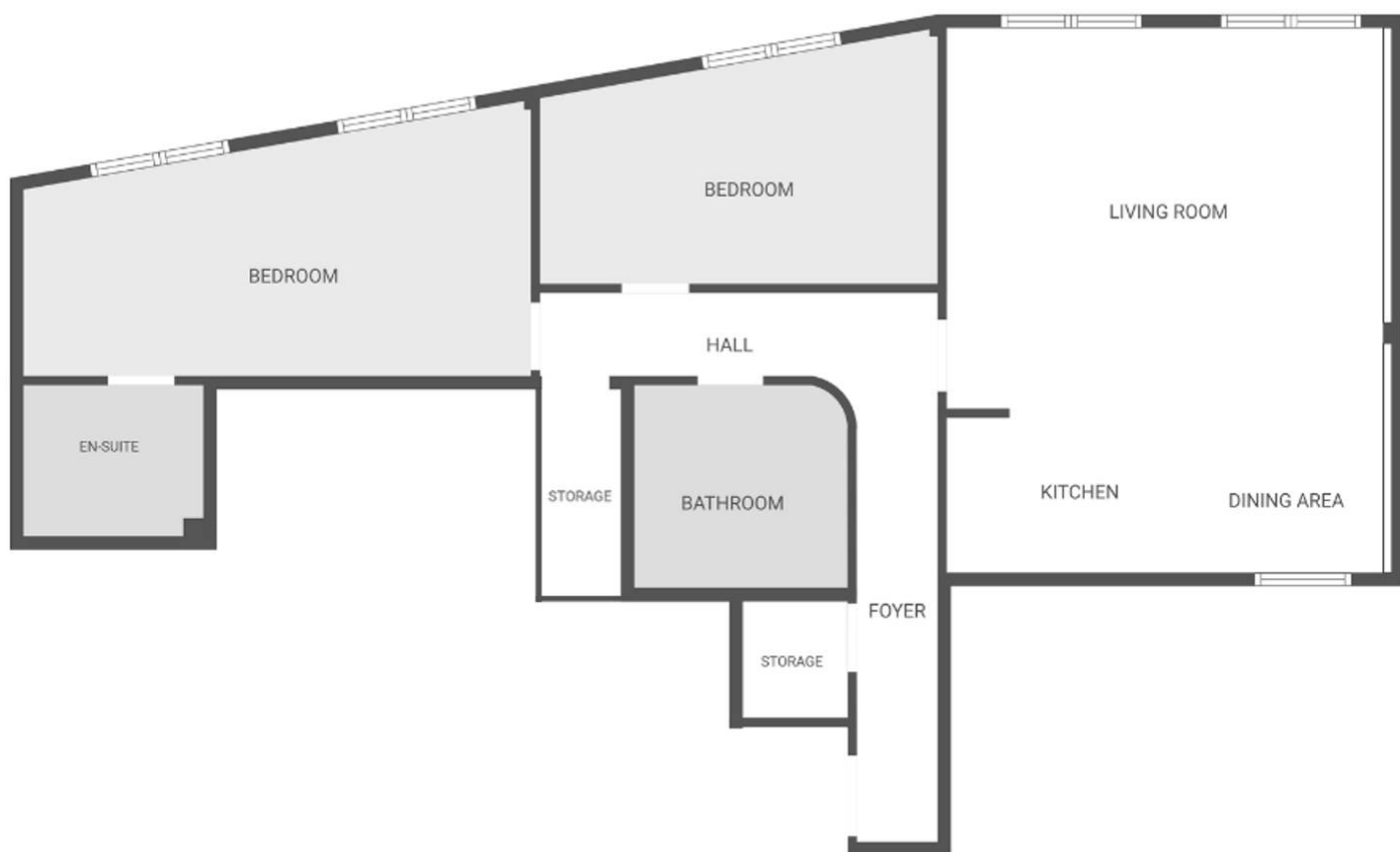
Gated access to an allocated parking space for one vehicle

Lease Information:

Years Remaining: 107 years

Service Charges: £1990.21 per year

Ground Rent: 0.00 per year



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





The property is well located for everyday amenities and services, including local public and private schooling together with nursery day-care, Leicester City Centre and the University of Leicester, Leicester Royal Infirmary and Leicester General Hospital. Victoria Park and Queens Road shopping parade with its specialist shops, bars, boutiques and restaurants are also within close proximity.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

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