

## Chestnut House, Knighton Drive, Stoneygate

£130,000

Located on the tree-lined Knighton Drive is this purpose-built SECOND FLOOR apartment in Chestnut House. The property is offered to the market with NO UPWARD CHAIN and includes ONE BEDROOM.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E





### **Communal Entrance Hall**

With intercom, stairs.

### **Entrance Hall**

With built-in cupboard.

### **Lounge**

14' 4" x 11' 4" (4.38m x 3.46m)

With double glazed window to the front elevation, ceiling coving, electric heater.

### **Kitchen**

8' 10" x 6' 9" (2.68m x 2.07m)

With double glazed window to the side elevation, ceramic tiled floor, a range of wall and base units with work surface over, stainless steel sink and drainer, electric cooker point, space for fridge, space for freezer, space for washing machine, part tiled walls.



### **Bedroom**

10' 10" x 11' 6" (3.30m x 3.51m)

With double glazed window to the front elevation, electric heater.

### **Bathroom**

6' 5" x 6' 2" (1.96m x 1.89m)

With corner bath, shower over and shower screen, low-level WC, wash hand basin with storage below, part tiled walls, electric warm air heater.

### **Communal Garden**

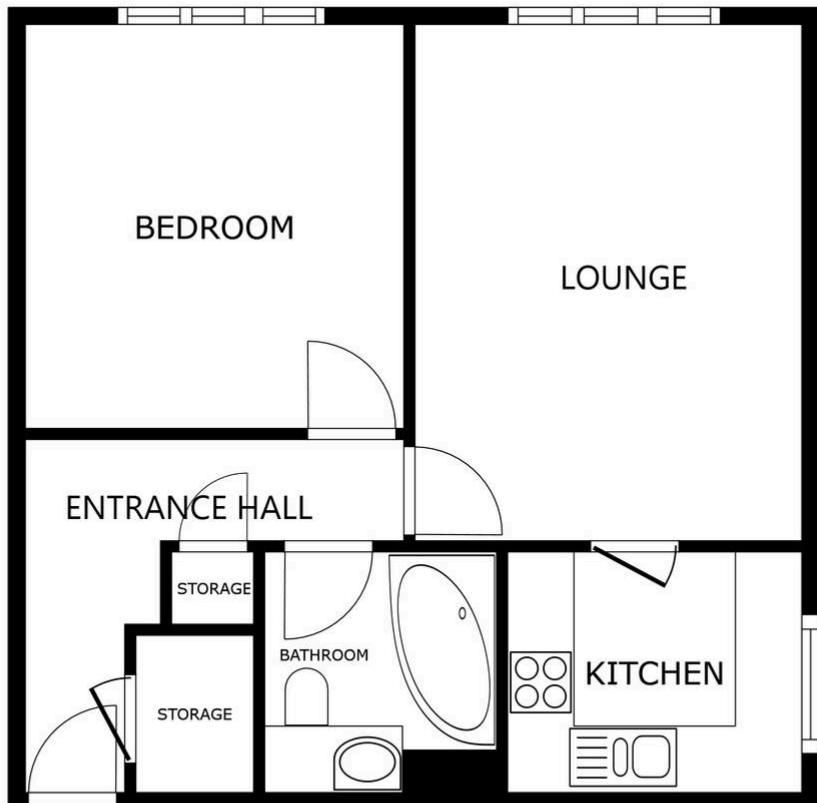
Communal grounds with a dedicated brick storage shed within the garden.

### **Communal Parking**

### **Lease Details**

Current Service Charge: £97 per month

Length of Lease: 89 years remaining



FLOOR PLAN

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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