



## Alexandra Road, Stoneygate

In Excess of £150,000 Leasehold

Stylishly presented one-bedroom upper floor apartment located in the sought-after suburb of Stoneygate, ideally placed for Allandale Road, Queens Road, local amenities, and transport links.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C



Knightsbridge  
Estate Agents

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### **Communal Entrance Hall**

With stairs leading to the property.

### **Living Room**

18' 1" x 12' 8" (5.51m x 3.87m)

Features plenty of natural light through a glazed bay window to the front elevation. Includes shelving, a television point, a radiator, and an opening providing access to the kitchen.

### **Kitchen**

12' 6" x 7' 2" (3.80m x 2.19m)

Features natural light via a glazed window to the front elevation. Includes stone flooring, a range of well-maintained base and wall units, rolled-edge laminated work surfaces, a stainless steel sink drainer with a mixer tap, and tiled splashbacks. Integrated four-ring ceramic electric hob, integrated oven with extractor over, plumbing for a washing machine, and a wall-mounted boiler.



### **Bedroom**

11' 2" x 8' 10" (3.41m x 2.70m)

Features natural light through a double-glazed window to the rear elevation, complemented by built-in wardrobes and a radiator.

### **Bathroom**

8' 10" x 5' 11" (2.70m x 1.81m)

Internal room featuring a bath with a shower over and a shower screen, low-level WC, wash hand basin, tiled flooring, and tiled splashbacks.

### **Communal Garden**

Low-maintenance communal rear garden, mainly consisting of slabbed paving with well-maintained borders.

### **Lease Information:**

**Remaining Lease:** 85 Years

**Service Charge:** £1234.43

**Ground Rent:** £0.00



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

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