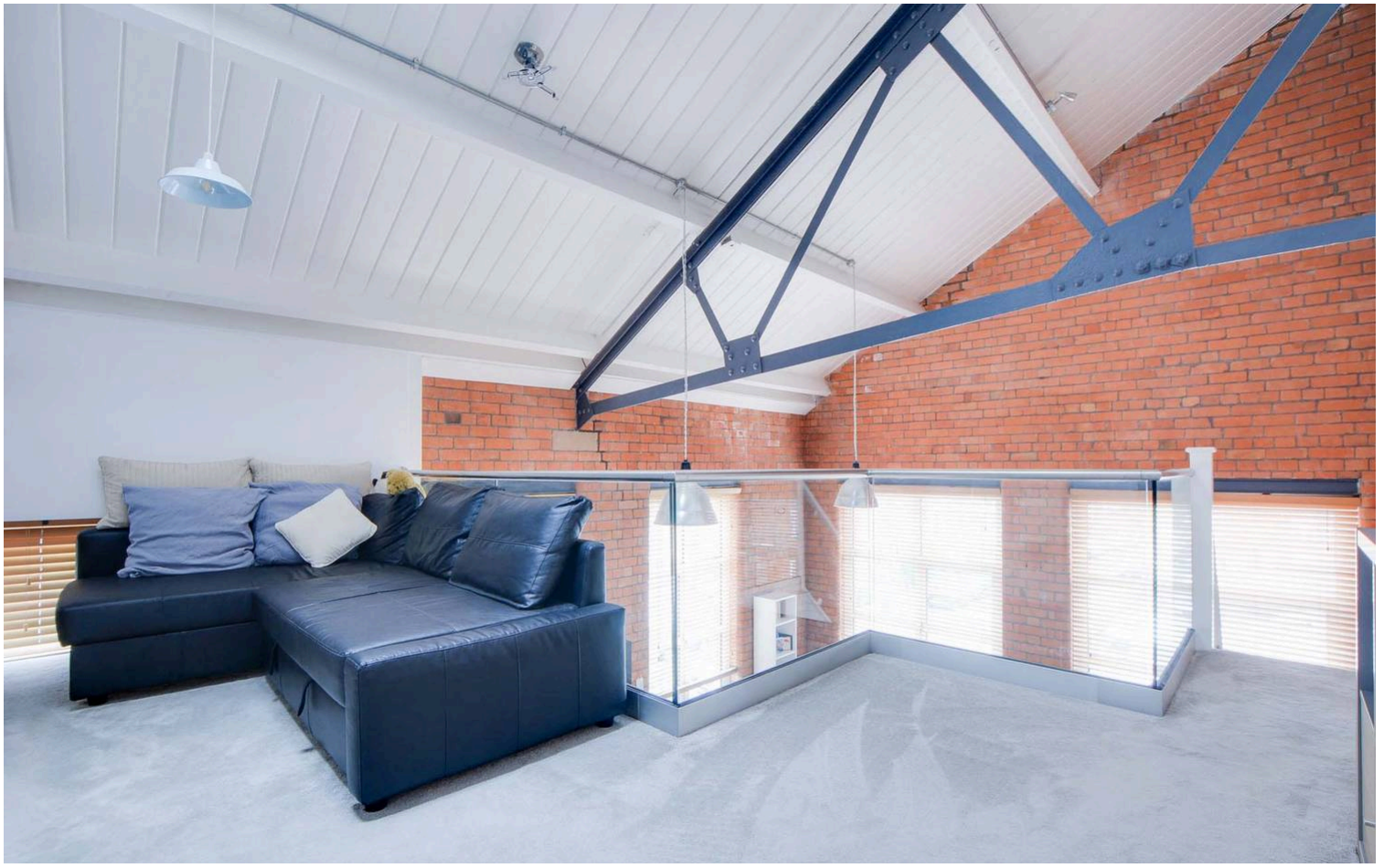
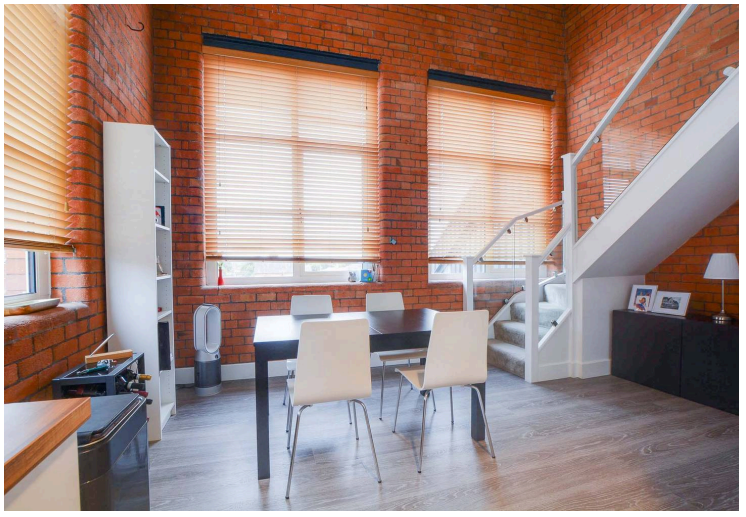
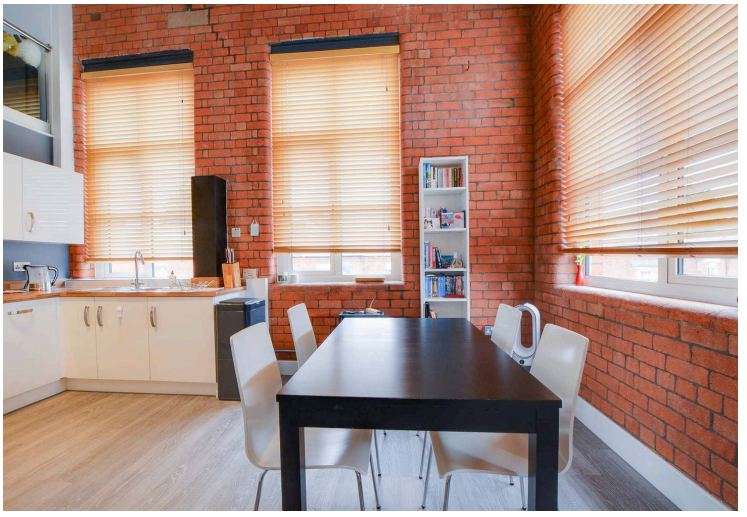






# Wheatsheaf Way, Knighton Fields

## Offers Over £155,000

Located within the iconic Wheatsheaf building is this superb SECOND FLOOR apartment boasting open plan living. Featuring a STYLISH open plan fitted living dining kitchen and MEZZANINE AREA.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

KB Knightsbridge Estate Agents

0116 274 5544



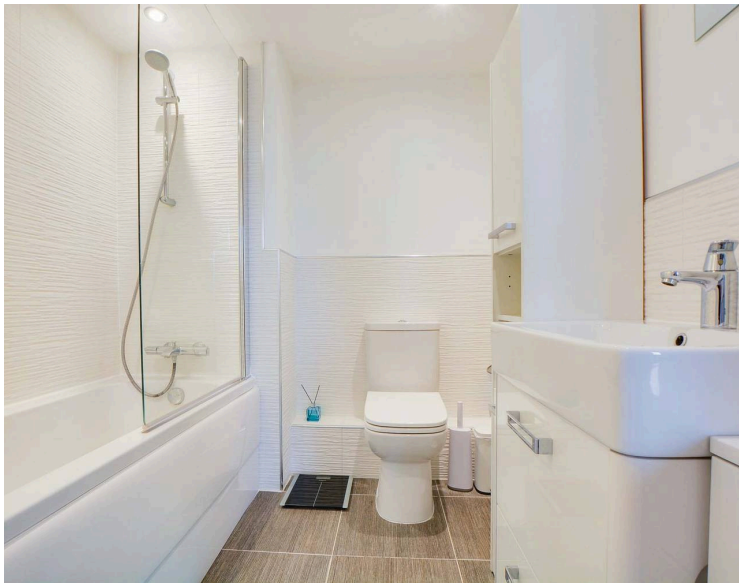




**Entrance Hall**
With access to the open plan fitted living dining kitchen.

**Open Plan Fitted Living Dining Kitchen**
15' 9" x 15' 10" (4.81m x 4.82m)
With double glazed windows to the rear and side elevations, wood effect floor, a range of wall and base units with work surface over, stainless steel sink and drainer, part tiled walls, integrated four ring ceramic hob, extractor hood and integrated oven, stainless steel splashback, integrated fridge, integrated freezer, built-in cupboard, stairs to mezzanine area.

**Mezzanine Area**
14' 10" x 12' 6" (4.52m x 3.80m)
narrowing to 2.46 m. With exposed iron girders, tongue and groove cladding, built-in cupboard, glazed balcony overlooking the living dining kitchen.






**Bedroom**
11' 9" x 7' 11" (3.58m x 2.42m)
Maximum measurements. With double glazed window to the front elevation, a range of built-in wardrobes.

**Bathroom**
7' 4" x 6' 7" (2.23m x 2.00m)
With bath, mixer shower over and shower screen, low-level WC, wash hand basin with storage below, additional storage cupboard, part tiled walls, chrome ladder towel rail/radiator.

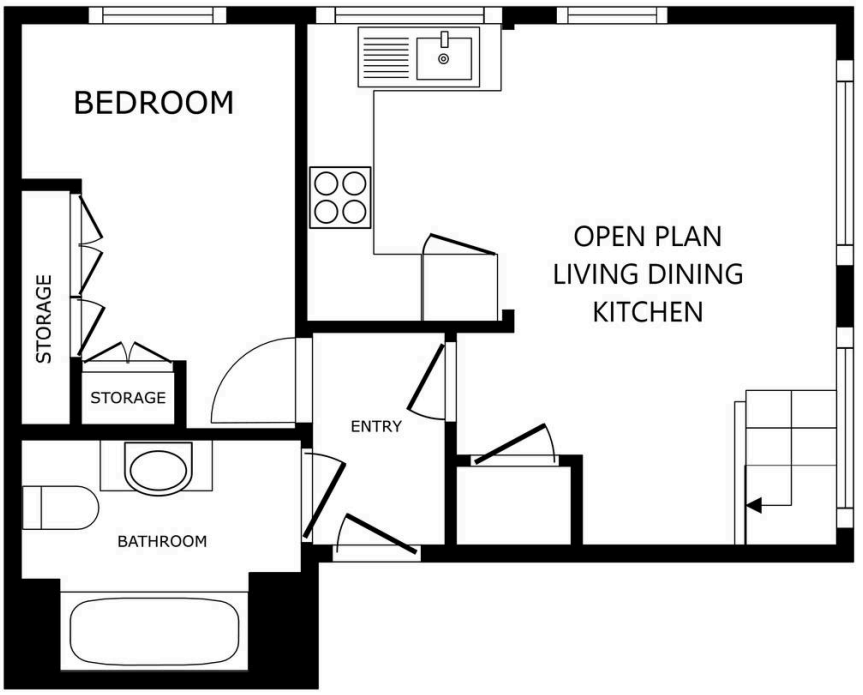
**Allocated Parking**
1 Vehicle

**Lease Details**

Current Ground Rent: £150 per annum

Current Service Charge: £266 per month

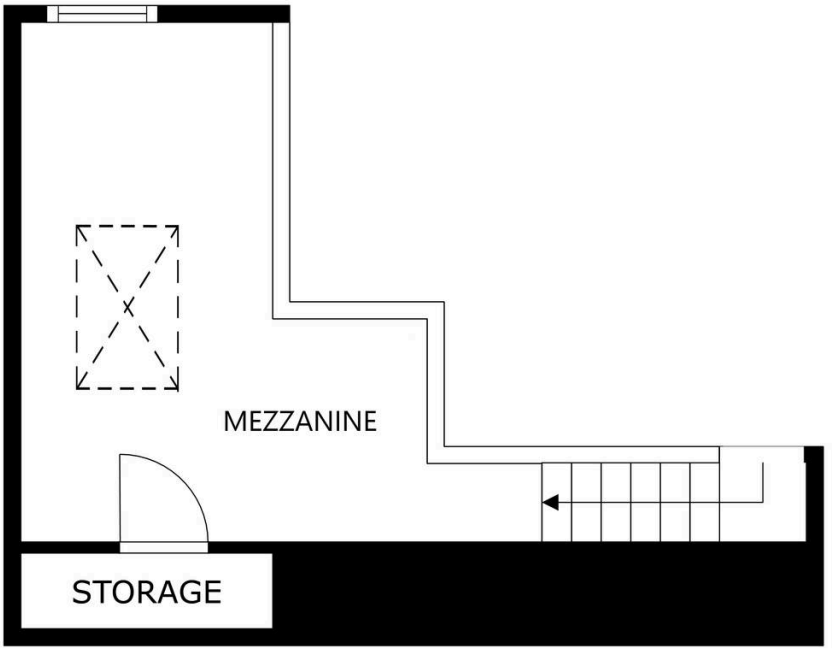
Length of Lease: 113 years remaining




FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport




FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

**We'll keep you moving...**

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