





Knighton Court Knighton Park Road, Leicester

£150,000 Leasehold

Spacious 2-bed 2nd-floor apartment in Clarendon Park with no chain. Features bright lounge, modern fitted kitchen, 3-piece bathroom, communal grounds, garage & lift access. Close to Uni & Queens Rd.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

KB Knightsbridge Estate Agents

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Communal Hall Entered via a secure door with lift access to the second floor.

Hallway Built-in cupboard, plus an additional built-in cupboard with plumbing for a washing machine and a wall-mounted boiler.

Reception Room 18' 4" x 11' 6" (5.60m x 3.50m)
Spacious, light, and airy lounge with plenty of natural light from the double-glazed window on the front elevation; it also has a TV point and a radiator.

Fitted Kitchen 8' 8" x 8' 4" (2.64m x 2.55m)
Natural light flows through the double-glazed window to the front elevation, with ceramic tile flooring and a range of impressive gloss base and wall units, complemented by marble-effect, rolled-edge laminated work surfaces with a stainless steel sink drainer and mixer tap. Integrated appliances include a 4-ring electric ceramic hob and oven with extractor over; plumbing for a dishwasher.







Bedroom One 11' 4" x 10' 9" (3.46m x 3.27m)
The principal bedroom has natural light flowing through the double-glazed window to the rear elevation, and a radiator.

Bedroom Two 11' 5" x 9' 5" (3.48m x 2.86m)
Having natural light flowing through the double-glazed windows to the rear and side elevations, and a radiator.

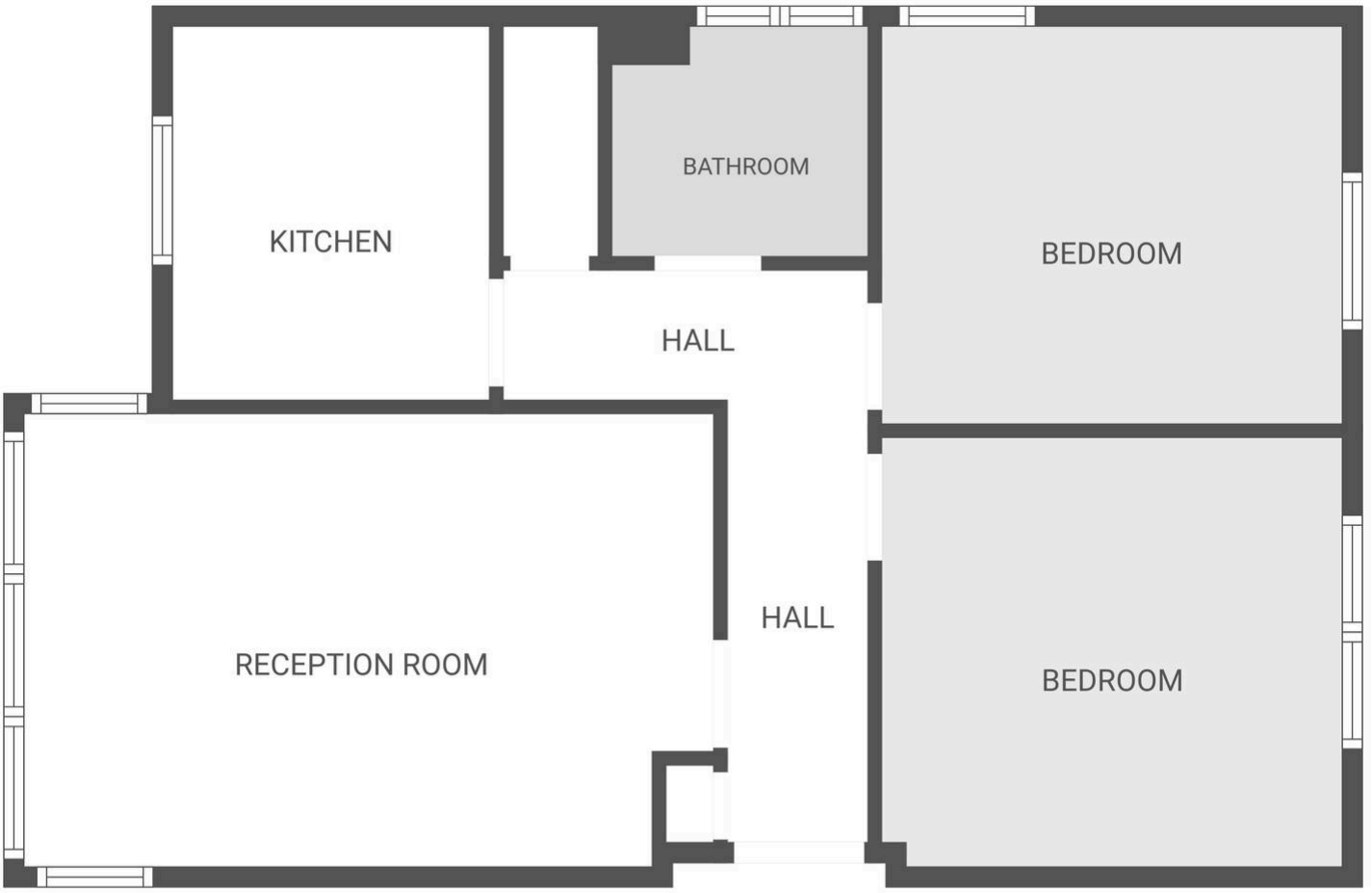
Bathroom 6' 4" x 5' 6" (1.94m x 1.67m)
Natural light coming through two double-glazed windows to the side elevation, ceramic tile flooring, bath, low-level WC, wash hand basin with under-basin storage, tiled splashbacks, and a feature wall-mounted chrome radiator.

999 year lease from 2009.

£2,120.78 per annum service charge

£15 per annum ground rent

This information has been provided by the owner in good faith. All prospective purchasers should ensure full details of the lease are confirmed by their legal representative.



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

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