

JAMES SELICKS

APARTMENT 5
110 KNIGHTON LANE

AYLESTONE
LEICESTER
LE2 8BE

GUIDE PRICE: £140,000



Positioned on the second floor, this beautifully renovated two-bedroom apartment is light, bright and airy throughout and is ready to move straight into, with the added benefit of a parking space to the rear of the building.

Entrance hall • open plan kitchen & living area • two bedrooms • bathroom • one allocated parking space • EPC - C

Accommodation

The welcoming entrance hallway has wood-effect laminate flooring and houses a useful cloaks/storage cupboard, along with a further storage cupboard providing plenty of practical space.

The main living space is a particular highlight of the apartment. Generously sized and open plan, it features wood-effect laminate flooring and a large floor-to-ceiling window which allows plenty of natural light into the room. There is ample space for both a large sofa and dining table, making it a great space for relaxing or entertaining.

The living area flows naturally into the kitchen, which comprises a range of white wall and base units complemented by contrasting black stone-effect preparation surfaces. Integrated appliances include an oven, hob and extractor fan, with further space for a fridge/freezer. A small additional cupboard houses the washer/dryer facilities.

The master bedroom has a window overlooking the rear and ample space for wardrobes and a dressing table. Bedroom two is also a good-sized double bedroom, currently being used as a home office.

The bathroom has been finished to a contemporary standard, featuring wood-effect flooring, marble-effect wall tiling, a chrome heated towel rail, WC and wash hand basin with storage below. There is also a bath with a waterfall shower over.

Lease Details

Please be advised that whilst we make every effort to ensure that these lease details are correct, these are subject to change, must not be relied upon and MUST be verified by any potential Purchaser's Solicitor.

Tenure: Leasehold.

Lease Term: 125 years from 2008.

Ground Rent: None Payable.

Service Charge: £1,620 per annum including buildings insurance.

Local Authority: Leicester City Council, **Tax Band:** B

Listed Status: None.

Conservation Area: None.

Services: Offered with all mains services, gas-fired central heating & water meter.

Broadband delivered to the property: Fibre, SoGEA, mobile 4G & 5G, 1000mbps.

Construction: Believed to be standard, cavity wall.

Wayleaves, Rights of Way & Covenants: None out of the ordinary for an apartment block.

Flooding issues in the last 5 years: None our Clients are aware of.

Accessibility: The apartment is on the second floor; there is no lift in the building.

Planning issues: None our Clients are aware of.







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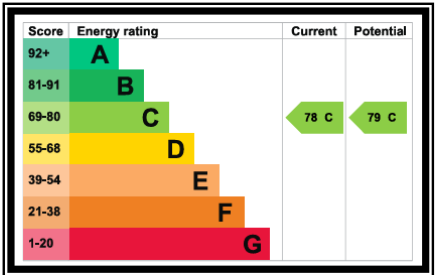
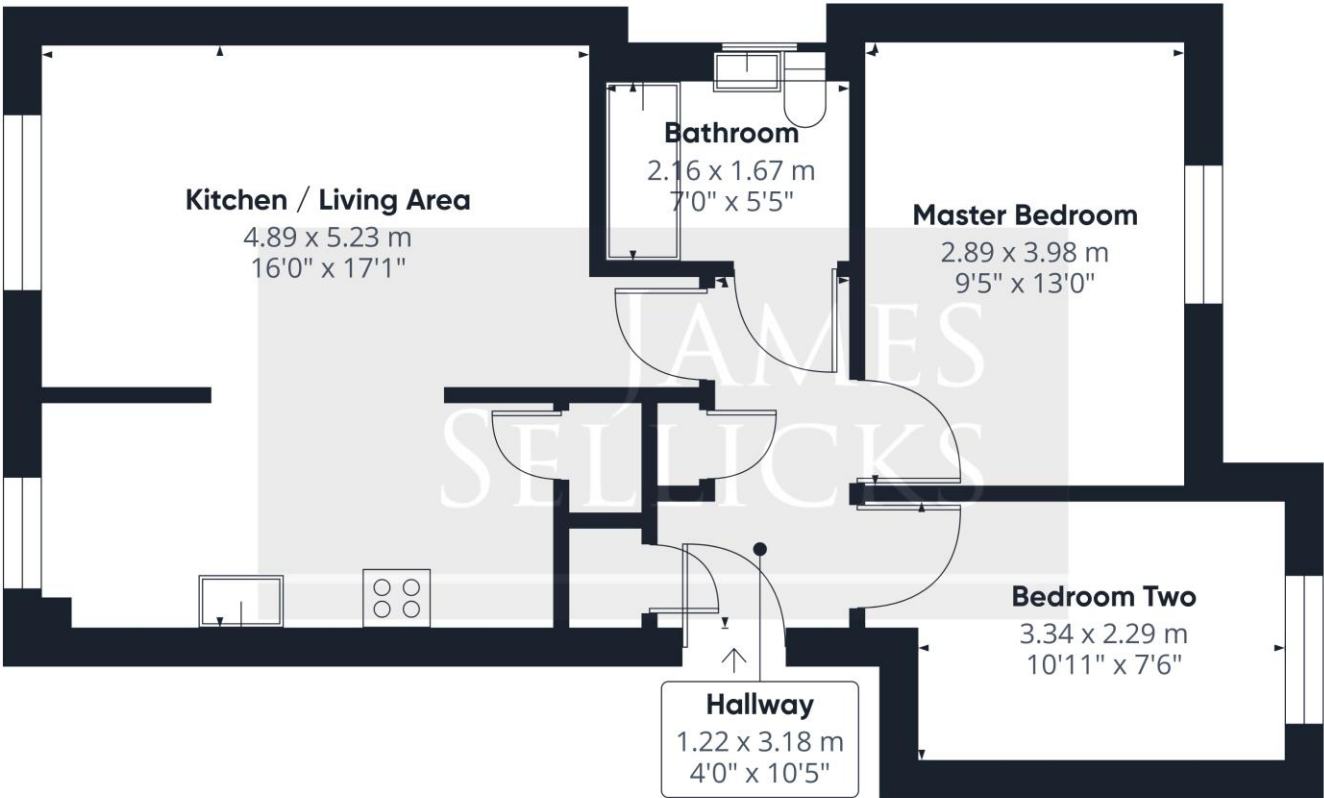
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Measures and Other Information
All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



JAMES
SELICKS

Approximate total area⁽¹⁾
55.5 m²
597 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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