

LEASEHOLD



Flat (EPC Rating: C)

**Knighton Hayes Hall, Ratcliffe Road, Stonegate,  
Leicester, LE2 3TB**

**PRICE:**

**£295,000**

**SETHS**

2 2 1 C

# 2 Bedroom Flat located in Leicester

Seths are proud to market this beautiful 2 Bedroom Apartment on Ratcliffe Road in the Stoneygate Area.

Briefly, the property opens into an Entrance Hallway, that provides access to 2 Double Bedrooms (one with En-Suite), Family Bathroom inclusive of Bath with Shower Over, Wash Basin and W.C. There is also an Open Plan Spacious Lounge/Diner/Kitchen. The Kitchen consists of Fitted Units with Worktops and Integrated Gas Hob, Washing Machine, Dishwasher and Fridge Freezer.

The property benefits from Gas Central Heating and Double Glazing throughout. There is an allocated Parking Space in an Underground Car Park

## LOBBY

### ENTRANCE HALL

Laminate flooring, radiator, providing access to all bedrooms, bathroom and lounge/diner, spotlighting.

### LOUNGE/DINER

20'7" x 13'10"

Laminate flooring, radiator, access to kitchen, double glazed window and Juliet balcony facing the front side aspect

### KITCHEN

11'1" x 10'5"

Tiled flooring, partially tiled walls, base and eye level units, integrated four ring gas burner with oven and extractor over, space for a fridge, integrated dishwasher, double glazed window facing the rear aspect

### BEDROOM 1

17'1" x 10'9"

Laminate flooring, radiator, Juliet balcony facing the side aspect, storage cupboard providing access to en suite.

### EN SUITE

Tiled flooring, partially tiled walls, standing shower cubicle, toilet, wash hand basin, radiator.

### BEDROOM 2

Laminate flooring, radiator, double glazed window facing the rear aspect,

### BATHROOM

Tiled flooring, partially tiled walls, polyvinyl bathtub, toilet, wash hand basin, radiator.

## OUTSIDE

### LEASEHOLD

Ground Rent £125.00

Service Charge £2790.12

Approx. 120 years left on the lease

Allocated underground car parking space

### ADDITIONAL INFORMATION



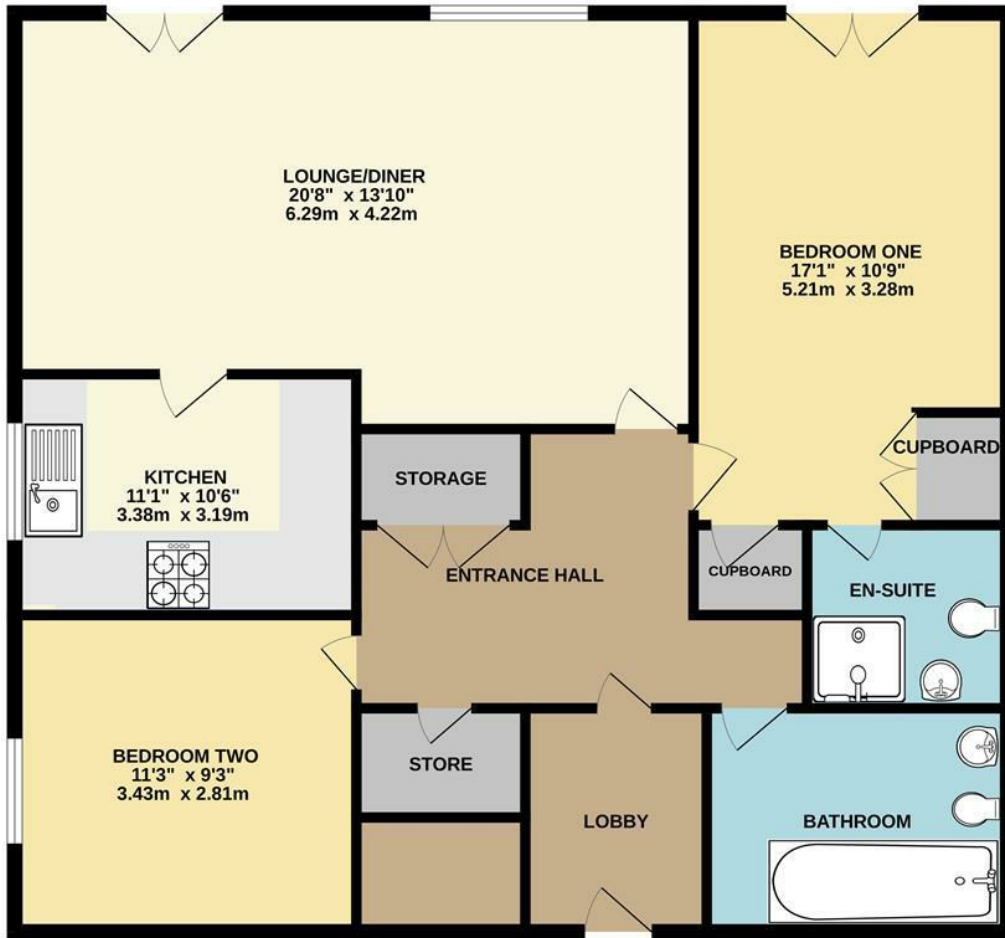








# GROUND FLOOR

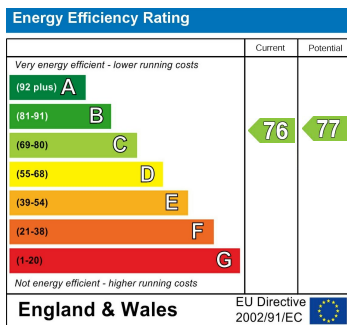


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council Tax Band

**D**

Energy Performance Graph



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