





Kingswood Court, Long Street, Wigston

£125,000 Leasehold

Charming 2-bed over-60s first-floor flat near Wigston town centre. Features stairlift access, modern kitchen, stylish shower room, spacious lounge, no upward chain & residents' parking.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

KB Knightsbridge Estate Agents

0116 288 4888



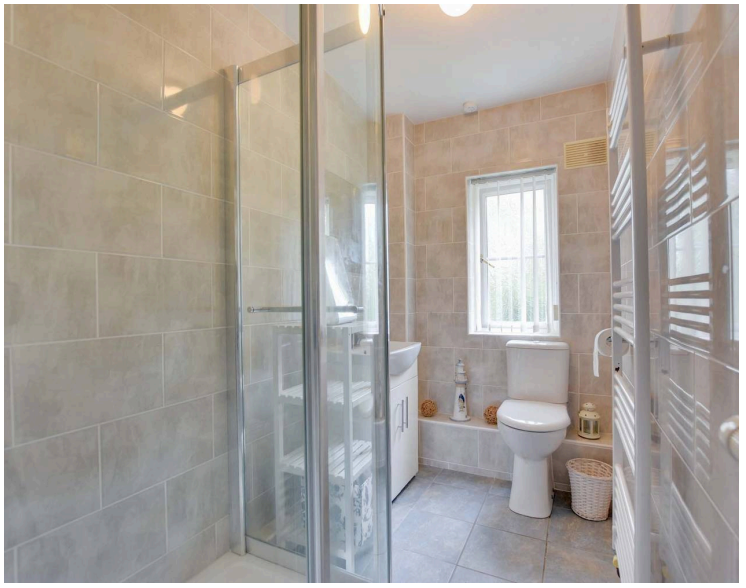




Entrance Area
Ground floor entrance with stairs/stairlift to first floor, internal door to entrance hall, loft access, storage cupboard, cloak cupboard, radiator.

Reception Room
16' 1" x 9' 10" (4.90m x 3.00m)
With double-glazed window to front elevation with pleasant outlook, inset ceiling spotlights, coving to ceiling, electric fire with fire surround, TV point, radiator.

Kitchen
11' 6" x 6' 3" (3.50m x 1.90m)
With double-glazed window at front elevation, stainless steel sink and drainer unit with a range of wall and base units with work surfaces, built-in oven and gas hob with filter hood over, plumbing for washing machine, breakfast bar, space for fridge freezer, wall-mounted boiler, lino flooring, radiator.





Bedroom One
14' 9" x 8' 6" (4.50m x 2.60m)
Double-glazed window to rear elevation, wardrobes, radiator.

Bedroom Two
11' 6" x 5' 7" (3.50m x 1.70m)
Double-glazed window to rear elevation, radiator.

Shower Room
8' 10" x 4' 7" (2.70m x 1.40m)
double-glazed window to rear elevation, walk-in double shower cubicle, low-level WC, wash hand basin, tiled walls, tiled flooring, heated towel rail.

Front Garden

Communal front garden

Rear Garden

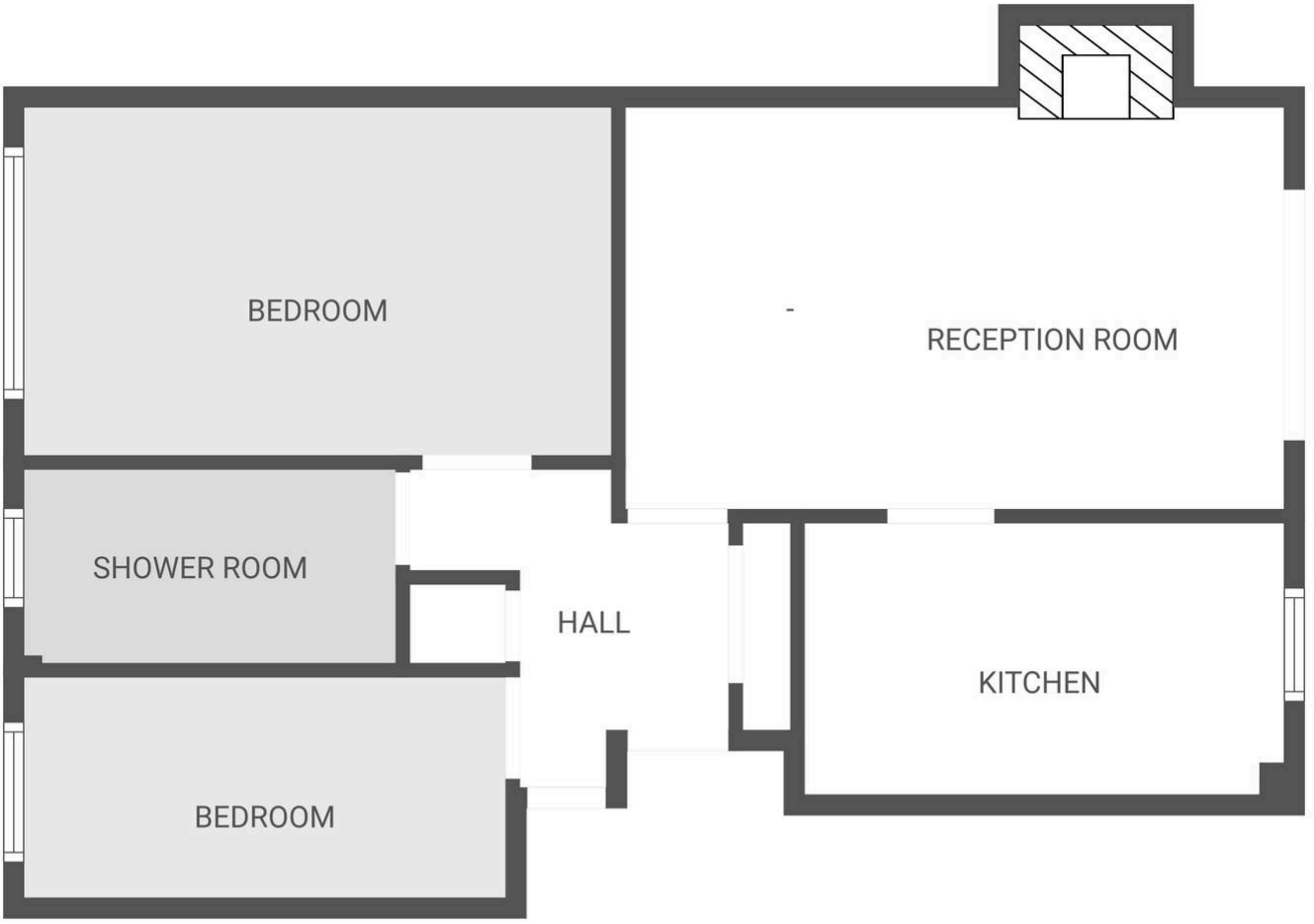
Communal rear garden

Parking

Communal residents' parking.

Lease Information:

Leasehold
Annual Service Charges: 1,271.78 per year
Years Remaining on Lease - 961



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

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