

**WALLIS COURT  
Knighton Church Road  
Leicester LE2 3JN**

**PRICE LIST**

NO	FLOOR	ACCOMMODATION	SQ FT	PRICE
1	Ground/ mezzanine	Cloaks. Open plan living area, dining/kitchen. Stairs to master bedroom with ensuite, bedroom 2, bathroom and parking	1047	SOLD
2	Ground/ mezzanine	Cloaks. Open plan living/dining/kitchen. Stairs to mezzanine bedroom 2/study, master bedroom with ensuite. Parking	896	RESERVED
3	Ground	Open plan living/dining/kitchen area with doors to private patio. Master bedroom with ensuite, bedroom 2, bathroom and parking.	772	£150,000
4	Ground	Open plan living/dining/kitchen area with doors to private patio. Master bedroom with ensuite, bedroom 2, bathroom and parking.	685	SOLD
5	Ground	Open plan living/dining/kitchen. Private patio. Bedroom, bathroom and parking	636	SOLD
6	Ground	Open plan living/dining/kitchen. Private patio. Bedroom, bathroom and parking	602	SOLD
7	First	Open plan living/dining area with kitchen off. Master bedroom with ensuite, bedroom 2. Bathroom. Parking.	979	SOLD
8	First	Open plan living/dining/kitchen area. Master bedroom with ensuite, bedroom 2, bathroom and parking.	807	SOLD
9	First	Stairs to open plan living/dining/kitchen area. Master bedroom with ensuite, bedroom 2, bathroom and parking.	731	RESERVED
10	First	Exclusive lift access to entrance hall, open plan living/dining/kitchen, master bedroom with ensuite, bedroom 2, bathroom. Parking	983	£175,000
P1	Second	Exclusive lift access to entrance hall, open plan living/dining/kitchen, master bedroom with ensuite, bedroom 2, bathroom. Parking	983	SOLD
P2	Upper Second	Entrance hall, Open plan living/dining/kitchen with patio doors onto large terrace. Master bedroom with patio doors onto terrace and en-suite, bedroom 2 and bathroom. Parking.	1130	SOLD
P3	Upper second	Entrance hall, Open plan living/dining/kitchen with patio doors onto large terrace. Master bedroom with patio doors onto terrace and ensuite, bedroom 2 and bathroom. Parking.	1076	SOLD

A reservation fee of £1,000 is payable to the Vendors solicitors via the purchasers Solicitors. This is non-refundable and deductible on completion of the purchase.

Exchange of contracts is required within 4 weeks of receipt of contract papers.

Service charges range from approximately £614 - £1013 per annum including annual Building Insurance.

Tenure is 125 year Lease and ground rent is £150 per annum.