



Hollybank Court
Clarendon Park, Leicester, LE2 1ZF
£165,000

Knightsbridge

ESTATE AGENTS & VALUERS

A spacious light and airy first floor apartment located within the highly regarded suburb of Clarendon Park bordering Stoneygate. The property would provide an ideal first time purchase or investment opportunity on a buy to let basis and offers versatile accommodation. The accommodation includes an entrance hall, lounge, fitted kitchen, three bedrooms and three-piece bathroom. The property enjoys well maintained communal grounds and communal parking accessed via secure electronically operated iron gates. The property benefits from a lease with 153 years remaining and a share of the freehold, which will be transferred to the purchaser on completion of sale. Further lease information can be found from our Queens Road office. Viewing is highly recommended.

The property is well located for everyday amenities and services including renowned local public and private schooling together with nursery day-care, Leicester City Centre and University of Leicester, Leicester Royal Infirmary and Leicester General Hospital, and is within minutes' walk of Victoria Park, Leicester City Centre and Queens Road shopping parade with its specialist shops, bars, boutiques and restaurants.



- Part Electric & Part Storage Heating, Double Glazing
- Communal Hall, Entrance Hall
- Lounge, Fitted Kitchen

- Three Bedrooms & Three-Piece Bathroom
- Communal Grounds, Gated Communal Parking
- Close to Victoria Park, Viewing Highly

Communal Hall

With access to

Entrance Hall

With security intercom, storage heater.

Lounge 16'3" x 12'3"

A spacious lounge with uPVC double glazed window, TV point, storage heater.

Fitted Kitchen 11'2" x 7'6"

With uPVC double glazed window, kitchen comprises: stainless steel sink, drainer and mixer tap, a range of wall and base units with worksurfaces over, space for gas hob and oven, plumbing for washing machine, space for tumble dryer, space for fridge freezer, part tiled walls.

Bedroom One 12' x 11'2"

With uPVC double glazed window, built-in cupboard, electric heater.

Bedroom Two 11'3" x 10'7"

With two uPVC double glazed windows, two built-in cupboards, electric heater.

Bedroom Three 11'3" x 6'5"

With uPVC double glazed window, electric heater.

Bathroom 11'2" x 4'4"

With uPVC double glazed windows, bathroom comprises: bath with showerhead over, shower curtain and rail, low level WC, wash hand basin, part tiled walls, ceramic tiled floor.

Outside

The property benefits from communal ground and communal parking accessed via secure electronically operated iron gates.



IMPORTANT NOTE: The floor plans are NOT TO SCALE and are intended to be used as a guide only. They should not be used for any other purpose. Similarly, the plans do not represent the décor of the property including the floor coverings, wall coverings, fixtures and fittings.



Energy Efficiency Rating	
Current Rating C 69	Potential Rating C 73

IMPORTANT NOTE: We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only, they should not be relied upon as an accurate measurement. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to a purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents & Valuers (nor any person in their employment) has any authority to make any representation or warranty in relation to the property and/or its fixtures and fittings.