



Fleetwood Court
Clarendon Park Leicester LE2 1YN
£150,000

Knightsbridge

ESTATE AGENTS & VALUERS

Knightsbridge Estate Agents & Valuers are proud to present this immaculately maintained and spacious first-floor apartment boasting a light and airy feel throughout. Located in a popular purpose-built development within the fashionable and highly regarded city suburb of Clarendon Park. The accommodation, in brief, consists of a large entrance hall, modern open-plan living kitchen diner, two good-sized bedrooms and a stylish three-piece bathroom. The property benefits from secure allocated parking accessed via security operated iron gates. Viewing comes with the agent's highest recommendation to appreciate the accommodation on offer.

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 the 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.



- uPVC Double Glazing
- First Floor Apartment
- Two Double Bedrooms
- Secure Parking
- Open Plan Living Kitchen Diner
- No Upward Chain

Entrance Hall

Provides access to the living accommodation, benefits from a storage cupboard, wood-effect laminate flooring and security intercom.

Open Plan Living Kitchen Diner 22' (6.7m) x 12'8" (3.9m) narrowing to 9'4" (2.9m)
 With window to the rear elevation, a modern open plan living kitchen dining room with inset ceiling spotlights, wood-effect laminate flooring and radiators. The kitchen consisting of a range of wall and base units, freestanding centre island, breakfast bar, stainless steel sink and drainer, integrated oven with hob, stainless steel extractor fan, plumbing/housing for washing machine, space for fridge/freezer, tiled splashbacks. The living/dining area has space for dining and lounge furnishings and a television point.

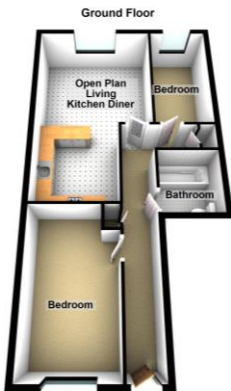
Bedroom One 16'4" (4.9m) x 9'4" (2.9m)
 With window to the front elevation a large light and airy double bedroom, carpeted, television point, recess providing space for a freestanding wardrobe and a radiator.

Bedroom Two 12'6" (3.8m) x 6'8" (2m)
 With window to the rear elevation, currently used as a study/office. A versatile room with carpet underfoot and a radiator.

Bathroom 7'2" (2.1m) x 6'3" (1.9m)
 A stylish and modern bathroom suite comprising of a bath with shower over, low-level WC, wash hand basin, tiled splashbacks, extractor fan and a radiator.

Outside
 Benefitting from a security entrance with intercom system, secure allocated parking.

Lease Information
 Brief lease details can be found at our Queens Road office.



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 79	Potential Rating – B 81

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.