



The Strand, Welford Road
Clarendon Park Leicester LE2 6BD
£139,000 No Upward Chain

Knightsbridge

ESTATE AGENTS & VALUERS

Within minutes' walk of Leicester University, this two double bedroom top floor apartment (second floor) is located in this modern purpose-built development situated minutes' walk of Leicester University and everyday amenities including Queens Road shopping parade. The property is offered for sale as an investment opportunity with the current student tenants in situ, providing an immediate and attractive rental yield (terms of the lease and rental income can be found at our Queens Road office). The property offers light and airy accommodation including an entrance hall, open plan living kitchen diner with the sitting room/dining room area having Juliet balcony, two double bedrooms and fitted bathroom. Outside benefits from private secure communal parking to the rear.

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.



- uPVC Double-Glazing, Electric Heating
- Entrance Hall
- Open Plan Living Kitchen Diner with Juliet Balcony
- Two Double Bedrooms & Fitted Bathroom
- Private Secure Communal Parking to Rear
- Investment Opportunity

Entrance Hall

With wooden flooring, built-in cupboard housing water cylinder, electric heater.

Open-Plan Living Kitchen Diner

This light and airy open-plan living kitchen diner provides a sociable entertainment area including seating/dining areas, having uPVC double-glazed window to the rear elevation, uPVC double-glazed twin doors with Juliet balcony and wrought-iron railings.

Sitting/Dining Areas

With inset ceiling downlighters, electric heater, wooden floor, open aspect to fitted kitchen area.

Fitted Kitchen 7'10" x 5'10"

Comprising: stainless steel sink and drainer, a comprehensive range of wall and base units with work surfaces over, integrated halogen hob with stainless steel splashback and stainless steel filter chimney hood, freestanding washing machine, freestanding fridge/freezer, tiled floor.

Bedroom One

With uPVC double-glazed window to the front elevation, electric heater.

Bedroom Two

With uPVC double-glazed window to the front elevation, built-in wardrobe, electric heater.

Fitted Bathroom

Comprising: low-level WC, wash hand basin with mixer tap, paneled bath with chrome mixer shower, part-tiled walls, tiled floor, inset ceiling downlighters, electric heater.

Outside

The property benefits from private secure communal parking to the rear of the development.

Lease Details

Brief lease information can be found at our Queens Road office.



Energy Efficiency Rating	
Current Rating C 72	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.