



CLARENDON PARK ROAD  
CLARENDON PARK LEICESTER LE2 3AH

£150,000

Knightsbridge

ESTATE AGENTS & VALUERS

An attractive period converted ground floor flat located within minutes' walk of the fashionable Queens Road with its specialist bars, boutiques and restaurants. The property would make an idea first time purchaser or buy to let opportunity and provides a stylish, bright and airy feel throughout with well-proportioned accommodation. The accommodation includes a communal entrance, private entrance hall, sitting room, bedroom, fitted kitchen and bathroom. Outside enjoys communal gardens.

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.





- Attractive Period Ground Floor Converted Flat
- Gas Central Heating, Majority Double Glazing
- Communal Entrance, Private Entrance Hall, Sitting Room
- Bedroom, Fitted Kitchen, Bathroom
- Communal Gardens
- Spacious Accommodation

**Entrance Hall**

Communal entrance with original tiled floor, door to private entrance hall with bamboo flooring.

**Sitting Room 14' x 11'4"**

With two double-glazed windows to rear elevation, bamboo flooring, TV point, radiator.

**Bedroom 13'7" x 11'9"**

With bay sash window to the front elevation, built-in wardrobe, bamboo flooring, radiator.

**Kitchen 17'9" x 6'10"**

With double-glazed door and window to the side elevation, ceramic sink and drainer unit with a range of wall and base units with work surfaces over, gas cooker point, breakfast bar, plumbing for washing machine, tiled flooring, storage cupboard, cupboard housing boiler, radiator.

**Bathroom 7'1" x 7'**

With double-glazed window to side elevation, bath with rainforest shower and handheld shower over, pedestal wash handbasin, low-level WC, extractor fan, tiled floor, heated towel rail.

**Outside**

A communal rear garden with outside store, secure gated access to the rear.



This Floor Plan and the Measurements are a guide Only. Plan produced using PlanUp.

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 61 D
Potential Rating 75 C

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.