



Clarendon Park Road
Clarendon Park Leicester LE2 3AD
£120,000

Knightsbridge

ESTATE AGENTS & VALUERS

Situated within an attractive period semi-detached property, this well presented first floor flat retains a mix of period features and contemporary living. The property would make an ideal investment opportunity or a first time purchase and is within easy reach of Queens Roads shopping facilities.

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. Victoria Park and Queens Road shopping parade with its specialist shops, bars, boutiques and restaurants are also within minutes walk.



- Gas Central Heating, Part Secondary Double Glazing
- Communal Entrance, Private Entrance Hall
- Open Plan Living Room Kitchen
- Generous Double Bedroom
- Bathroom
- Communal Garden

Communal Entrance

With stairs to the first floor

Private Entrance Hall

With access to:

Open Plan Living Room Kitchen 14'10" x 10'10"

With one sash window and one casement window to the front elevation, decorative period fireplace, TV point, restored original wooden flooring, stainless steel sink and drainer unit, a range of wall and base units with work surfaces over, electric cooker point, plumbing for washing machine, radiator.

Bedroom 5' x 8'4"

With secondary double glazed sash window to front elevation, built-in storage cupboard housing 2 year old combi-boiler and radiator.

Bathroom 7'7" x 4'10"

With bath and mixer tap shower attachment, low-level WC, pedestal wash hand basin, restored original wooden flooring and heated chrome towel rail.

Outside

There is a communal rear garden and paved front forecourt.



Ground Floor



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 – 72 C	Potential Rating – 78

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.