



 **2**  
Bedrooms

 **1**  
Bathroom



Kings are pleased to present this two-bedroom first floor flat located on Edmonton Road in the Saint Matthew's area. This property can be found in a sought-after location near the city centre within close proximity to local amenities including shops, supermarkets, pharmacies, places of worship and Leicester City Centre being at your doorstep. The layout of the property follows that of a duplex apartment across two floors with the ground floor consisting of a kitchen and living room, and a first floor consisting of two double bedrooms and the family bathroom.

Available by appointment only. Call Kings now 0116 352 7012!!!

Ground Rent Service Charge = £107 pcm  
Lease Length = 120 years



Kings are pleased to present this two-bedroom first floor flat located on Edmonton Road in the Saint Matthew's area. This property can be found in a sought-after location near the city centre within close proximity to local amenities including shops, supermarkets, pharmacies, places of worship and Leicester City Centre being at your doorstep. The layout of the property follows that of a duplex apartment across two floors with the ground floor consisting of a kitchen and living room, and a first floor consisting of two double bedrooms and the family bathroom.

As you enter the property you initially make your way through a small porch area which also provides access to two separate storage cupboards before entering the main body of the flat. The kitchen can be found at the front of the property consisting of fitted worktops and storage cupboards, a free-standing oven/hob, sink and front facing double-glazed window. The living room stretches the rear of the property providing a spacious living area consisting of hardwood flooring, rear facing double-glazed windows, double door balcony access and a wall mounted radiator.

As you proceed up the stairway onto the first floor you are met with a spacious landing area connecting you to both bedrooms and the family bathroom. Bedrooms one and two are both double bedrooms consisting of hardwood flooring, double-glazed windows and wall mounted radiators, bedroom one also has access to an integrated storage cupboard. The family bathroom can be found at the front of the property boasting a three-piece layout including a shower, sink and toilet.

Available by appointment only. Call Kings now 0116 352 7012!!!

Ground Rent Service Charge = £107 pcm

Lease Length = 120 years

Property Info

Ground Floor

**Living Room:** 3.64m x 5.00m (11'11" x 16'5") – spacious living area stretching the rear of the property consisting of hardwood flooring, rear facing double-glazed windows, double door balcony access, wall mounted radiator and access to under stair storage.

**Kitchen:** 2.87m x 2.95m (9'5" x 9'8") – located at the front of the property consisting of fitted worktops and storage cupboards, a free-standing oven/hob, sink and a front facing double-glazed window.

## First Floor

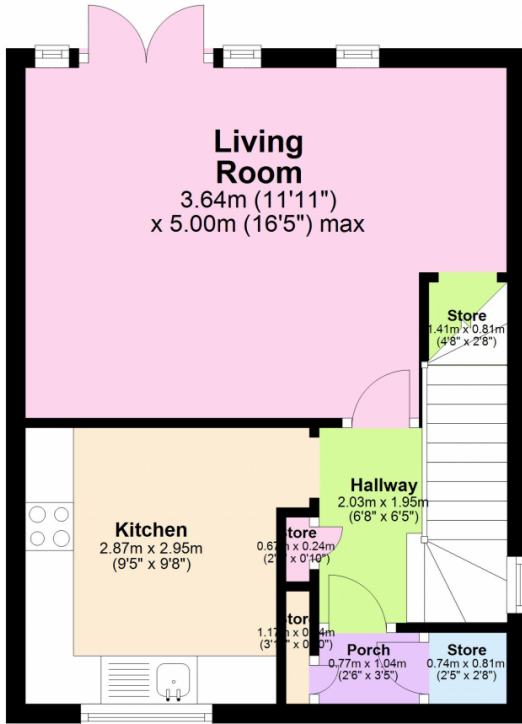
**Bedroom One:** 3.58m x 3.07m (11'9" x 10'1") – double bedroom located at the front of the property consisting of hardwood flooring, a front facing double-glazed window, wall mounted radiator and access to multiple integrated storage cupboards.

**Bedroom Two:** 2.93m x 5.00m (9'7" x 16'5") – double bedroom located at the rear of the property consisting of hardwood flooring, a rear facing double-glazed window and wall mounted radiator.

**Bathroom:** 1.62m x 1.91m (5'4" x 6'3") – three-piece family bathroom located at the rear of the property consisting of tiling throughout, a shower, sink and toilet.

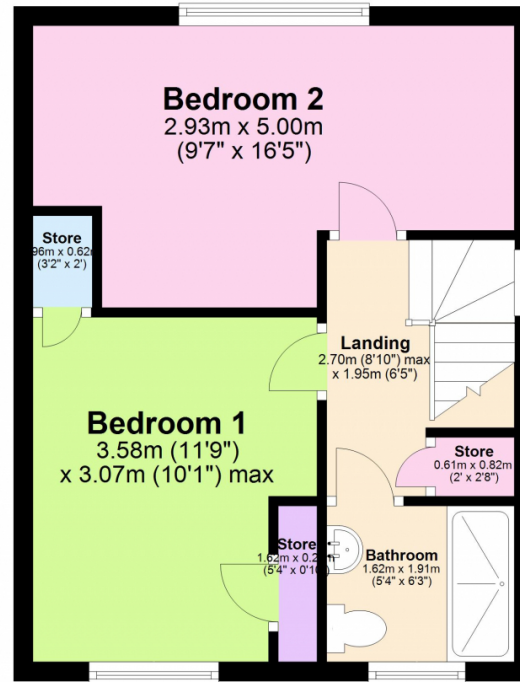
**Ground Floor**

Approx. 33.1 sq. metres (356.4 sq. feet)



**First Floor**

Approx. 33.2 sq. metres (357.5 sq. feet)



Total area: approx. 66.3 sq. metres (713.8 sq. feet)

