



1

Bedroom



1

Bathroom



Kings are delighted to present this 1 bedroom maisonette for sale in the very sought after area of Evington, LE5. CALL KINGS FOR VIEWINGS. 0116 3527012

Property Description

Situated in the sought-after area of Evington, this well-presented apartment offers a fantastic opportunity for first-time buyers and investors alike. With approximately **43.1 sq. metres (464.1 sq. feet)** of living space, this property combines comfort with convenience.

- **Kitchen/Lounge Area** - A spacious and open-plan area measuring **4.57m x 4.49m (15' x 14'9")**, ideal for relaxing and entertaining. The kitchen is well-equipped with ample worktop space.
- **Bedroom** - A well-proportioned double bedroom of **3.26m x 3.53m (10'8" x 11'7")**, featuring built-in storage and a bright, airy feel.
- **Bathroom** - A suite measuring **1.48m x 2.36m (4'10" x 7'9")**, complete with a bathtub, WC, and washbasin.

Location & Nearby Amenities

Located in the heart of Evington, this property benefits from excellent transport links and a wealth of local amenities, including:

- **Schools** - Close to popular schools such as Judgemeadow Community College and Crown Hills Community College.
- **Shops & Supermarkets** - Nearby supermarkets, independent stores, and shopping facilities cater to all daily needs.
- **Parks & Leisure** - Evington Park is just a short walk away, offering green spaces for outdoor activities.
- **Transport Links** - Easy access to Leicester city centre via public transport, as well as convenient road links.

Leasehold - 125 years from 7 September 1983 - 83 years remaining

Ground rent - £25.00 per annum. This is split as to £24.00 p.a. for the flat rent and £1.00 p.a. for the garage rent.

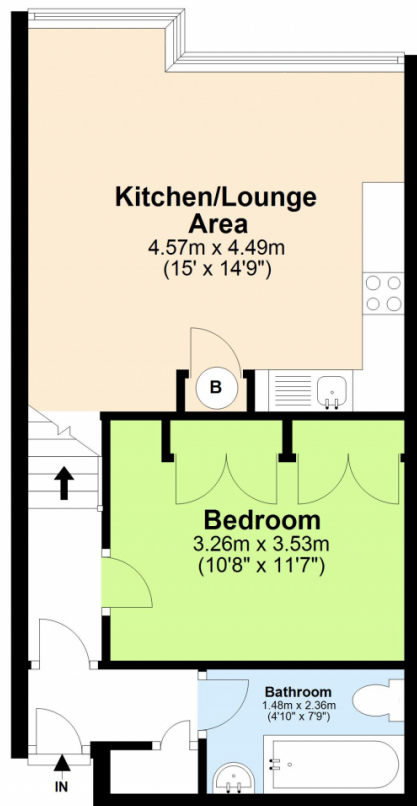
Service charge - £1331.57 per annum (flat) and £68.19 per annum (garage)

Contact

This property is available now and ready to view! To arrange a viewing, please contact **Kings Real Estate**.

Split Level First Floor

Approx. 43.1 sq. metres (464.1 sq. feet)



Total area: approx. 43.1 sq. metres (464.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

