

## Stoneleigh Knighton Park Road Leicester LE2 1ZA



### Offers in Excess of £200,000 No Upward Chain

A spacious two-bedroom ground floor apartment located in this highly regarded purpose-built development on the tree-lined Knighton Park Road within the fashionable and highly regarded city suburb of Stonegate bordering Clarendon Park. The property is within a stone's throw of Victoria Park and enjoys views over St Mary's Triangle providing an attractive leafy open aspect. The property would provide either a comfortable home for a professional or purchaser downsizing and requiring ground floor living. The accommodation includes a spacious lounge dining room with twin doors leading to paved terrace area and open aspect to fitted kitchen, two generous size bedrooms and fitted bathroom. The property enjoys well-kept communal grounds and communal parking.

The property is well located for everyday amenities and services including renowned local public and private schooling including St Thomas More Catholic Voluntary Academy 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 together with shopping parades in both Stonegate and neighbouring Clarendon Park with their specialist shops, bars, boutiques and restaurants.



**Electric Heating, uPVC Double-Glazing**

**Entrance Hall, Large Lounge Dining Room, Fitted Kitchen with Integrated Appliances**

**Two Generous Size Bedrooms & Fitted Bathroom**

**Well-Kept Communal Grounds, Communal Parking**

### **Entrance Hall**

Having security intercom, built-in cupboard housing water cylinder.

### **Lounge Dining Room 24'2" x 15' narrowing to 8'7"**

This spacious room has uPVC double-glazed windows, uPVC double glazed twin doors leading to paved enclosed terrace area, electric heaters, open aspect leading to:

### **Fitted Kitchen 10'3" x 6'**

Kitchen comprises: sink and drainer, a range of wall and base units with granite work tops, integrated appliances comprising: electric hob with stainless steel splash-back and stainless steel filter chimney hood over, electric oven, fridge and freezer, dishwasher and washing machine.

### **Bedroom One 11'6" x 10'**

With uPVC double-glazed window to the side elevation, built-in wardrobes, electric heater.

### **Bedroom Two 10' x 8'9"**

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



### **Fitted Bathroom 7'6" x 5'5"**

Fitted bathroom comprises: wash hand basin, low level WC, panel bath with shower, glass shower screen, tiled walls, tiled floor, inset ceiling down lighters, chrome heated towel rail/radiator,.

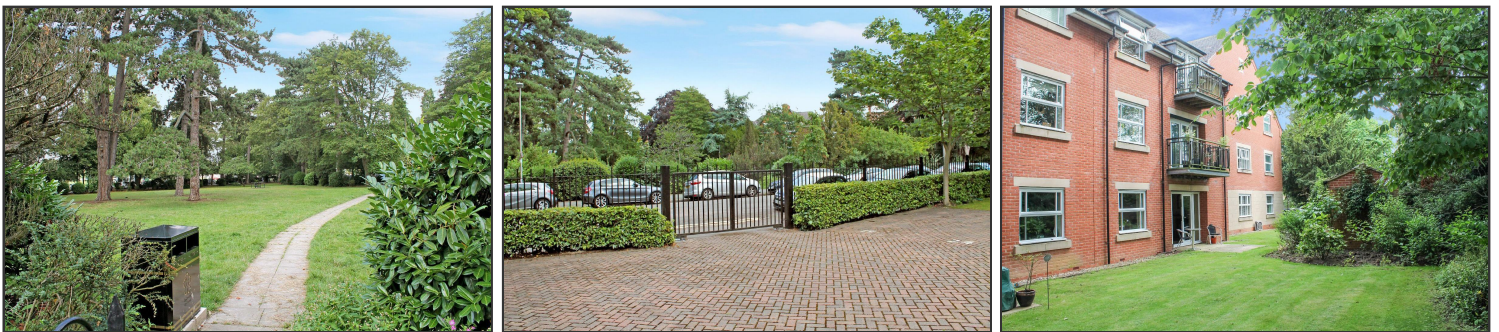
### **Outside**

The property enjoys well-kept secure and private communal grounds along with communal parking accessed via electrically operated wrought iron gates.

### **Lease Details**

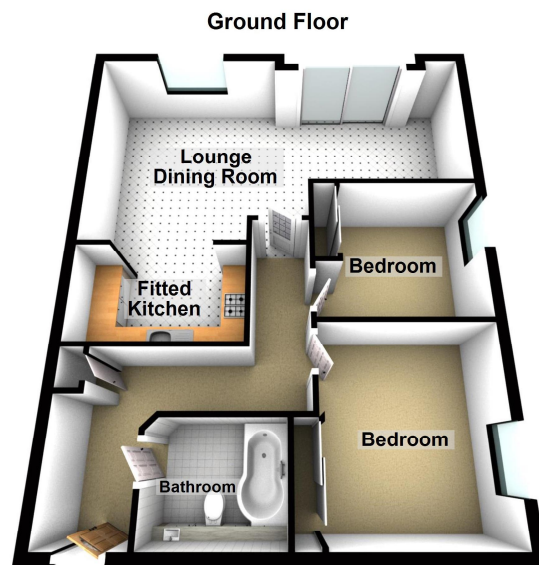
Brief lease information can be found at our Queens Road office.

**VALUATIONS: If you are considering selling we would be happy to advise you on the value of your own property together with marketing advice with no obligation.**



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Energy Efficiency Rating	
Current Rating – C 76	Potential Rating – B 82



**Important Note:**

The floor plans are **NOT TO SCALE**, and are intended for use as a guide to the layout of the property only. They should **NOT** be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.

**IMPORTANT NOTE**

'We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements.'

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 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.'



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