

## Pavilion Close, Leicester

£170,000

Are you looking for an apartment ready for you to move into? This two bedroom SECOND FLOOR apartment is located in Leicester ideal for SPORTING GROUNDS, bars and amenities. Parking is available via allocated parking within the grounds.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B



0116 274 5544





### **Entrance Hall**

With radiator.

### **Kitchen**

8' 8" x 8' 0" (2.64m x 2.44m)

With wall and base units with work surfaces over, stainless steel sink and drainer, fitted oven, hob and extractor fan, plumbing for washing machine, laminate floor.

### **Reception Room**

19' 6" x 11' 4" (5.94m x 3.45m)

With double glazed French doors to the front elevation leading to a Juliet balcony, radiator.

### **Bedroom One**

18' 8" x 10' 6" (5.69m x 3.20m)

narrowing to 9'5". With double glazed window to the front elevation, radiator.



**En-Suite**

5' 8" x 5' 7" (1.73m x 1.70m)

With shower cubicle, low-level WC, wash hand basin, part tiled walls, radiator.

**Bedroom Two**

15' 4" x 8' 0" (4.67m x 2.44m)

With double glazed window to the front elevation, storage cupboard housing gas boiler, radiator.

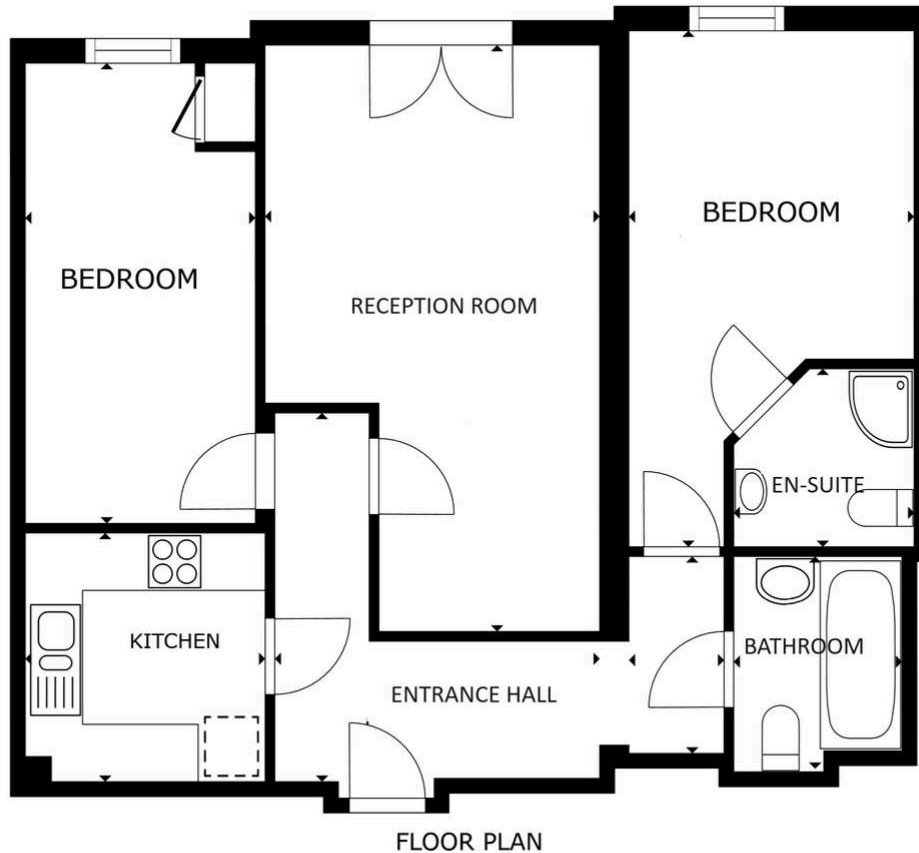
**Bathroom**

6' 6" x 5' 8" (1.98m x 1.73m)

With low-level WC, wash hand basin, bath, part tiled walls, radiator.

**Allocated Parking**

Permit parking located under the block of flats.



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**We'll keep you moving...**



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