



East Park Road, Leicester

Offers Over £330,000

An excellent INVESTMENT OPPORTUNITY consisting of THREE SELF CONTAINED APARTMENTS currently let on a short hold basis generating an income of £20,400 per annum. Close to everyday amenities and transport links.





Communal Entrance Hall

With door leading to cellar, stairs to first floor.

Ground Floor Apartment

Entrance Hall

With access to the lounge.

Lounge

14' 0" x 12' 0" (4.27m x 3.66m)

Measurement into bay window. With uPVC double glazed bay window to the front elevation, ceiling coving, chimney breast, radiator.

Kitchen

11' 3" x 6' 2" (3.43m x 1.88m)

With two uPVC double glazed windows to the side elevation, wall mounted gas boiler, wall and base units with work surface over, breakfast bar, stainless steel sink, drainer and mixer tap, part tiled walls, plumbing for washing machine, space for large fridge freezer.

Bedroom

15' 10" x 7' 0" (4.83m x 2.13m)

Maximum measurement. With uPVC double glazed window to the rear elevation, radiator.

Bathroom

6' 9" x 6' 1" (2.06m x 1.85m)

With uPVC double glazed window to the side elevation, bath with shower over, low-level WC, wash hand basin, part tiled walls, chrome towel rail/radiator.



First Floor Landing

With access leading to:

Apartment Two

Entrance Hall

With uPVC double glazed window to the side elevation, radiator.

Lounge

14' 1" x 11' 3" (4.29m x 3.43m)

With two uPVC double glazed windows to the front elevation, two built-in cupboards, TV point, radiator.

Dining Kitchen

12' 6" x 7' 0" (3.81m x 2.13m)

With uPVC double glazed window to the rear elevation, a range of wall and base units with work surface over, stainless steel sink, drainer and mixer tap, part tiled walls, space for gas cooker, plumbing for washing machine.

Bedroom

10' 6" x 9' 5" (3.20m x 2.87m)

With uPVC double glazed window to the rear and side elevations, TV point, radiator.

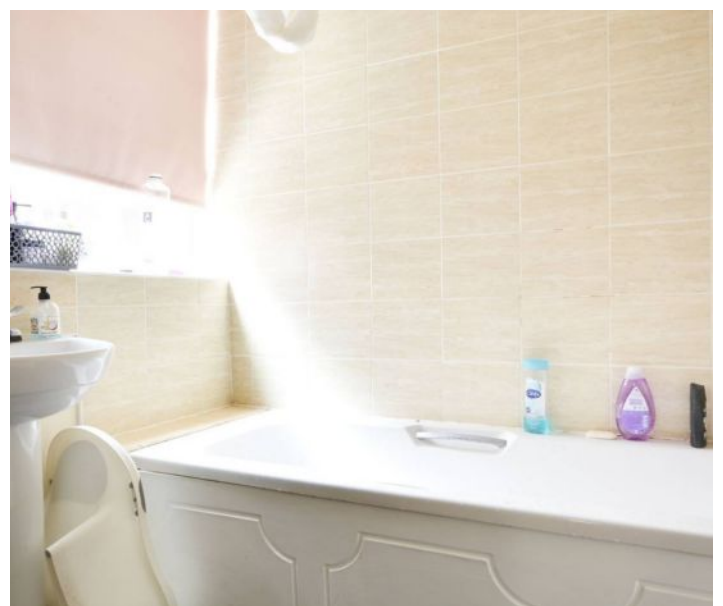
Bathroom

6' 8" x 6' 2" (2.03m x 1.88m)

Having bath with shower over, low-level WC, wash hand basin, part tiled walls, chrome towel rail/radiator.

Second Floor Landing

With uPVC double glazed Velux window to the front elevation.









Apartment Three

Entrance Hall

With access leading to:

Lounge/Bedroom

14' 9" x 11' 4" (4.50m x 3.45m)

With uPVC double glazed window to the front elevation, TV point, radiator.

Kitchen

10' 0" x 5' 11" (3.05m x 1.80m)

With uPVC double glazed window to the rear elevation, a range of wall and base units with work surfaces over, stainless steel sink, drainer and mixer tap, inset four ring gas hob and oven with extractor hood over, part tiled walls, radiator.

Shower Room

6' 8" x 6' 2" (2.03m x 1.88m)

With uPVC double glazed window to the rear elevation, shower cubicle, low-level WC, wash hand basin, part tiled walls, radiator.

Front Garden

Front forecourt.

Rear Garden

A low maintenance rear courtyard garden.



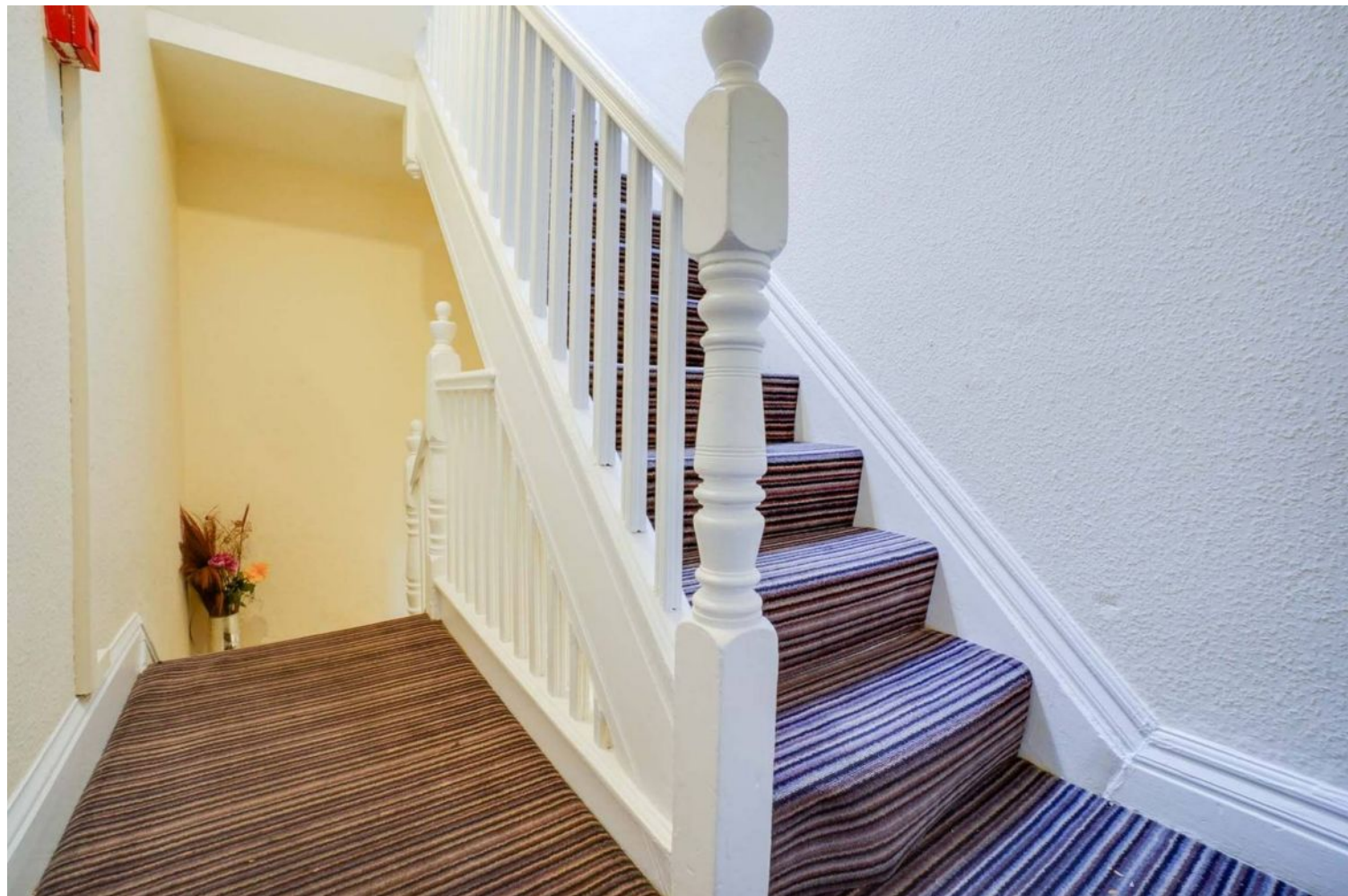
FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1: 62 m², FLOOR 2: 54 m², FLOOR 3: 35 m²
 TOTAL: 151 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...





The property is well located for everyday local amenities and services, including renowned local public and private schooling with Madani Muslim Secondary School situated on Evington Valley Road, and Masjid Umar Mosque and Islamic Centre both within minutes' walk of the property. Everyday amenities can be found along Evington Road, Leicester City Centre and neighbouring Stoneygate and Clarendon Park. Leicester University, Leicester Royal Infirmary and Leicester General Hospital are also easily accessible.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

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