



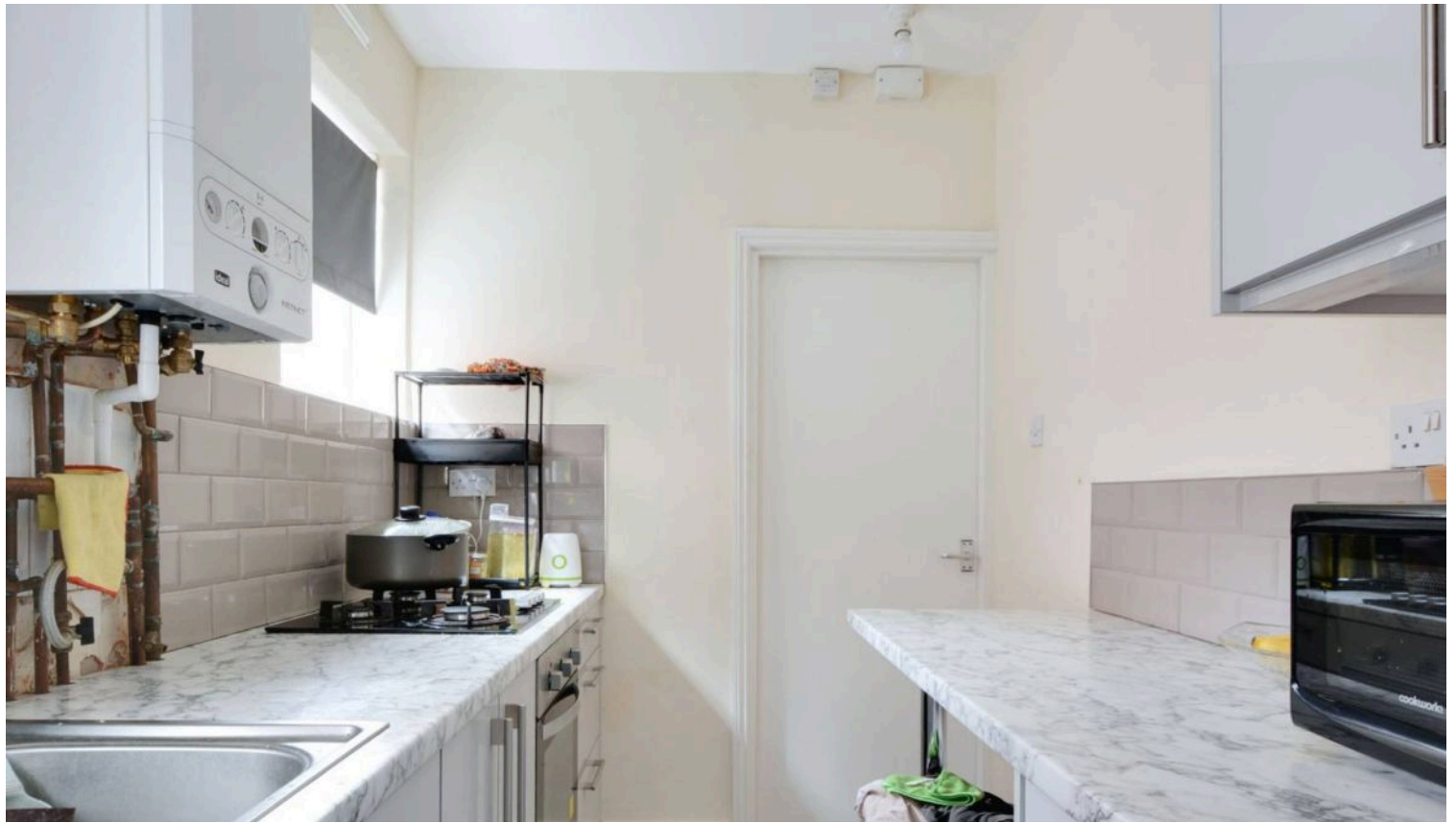
## East Park Road, Leicester

£320,000

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.

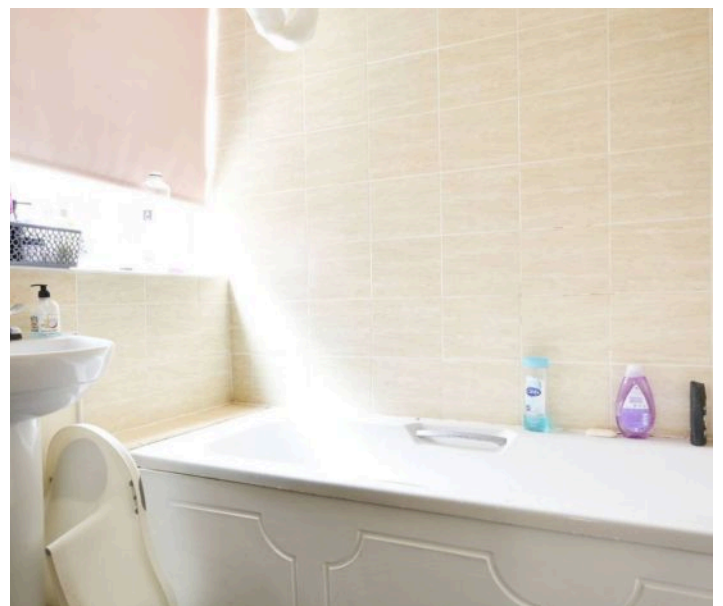
#### **Bathroom**

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

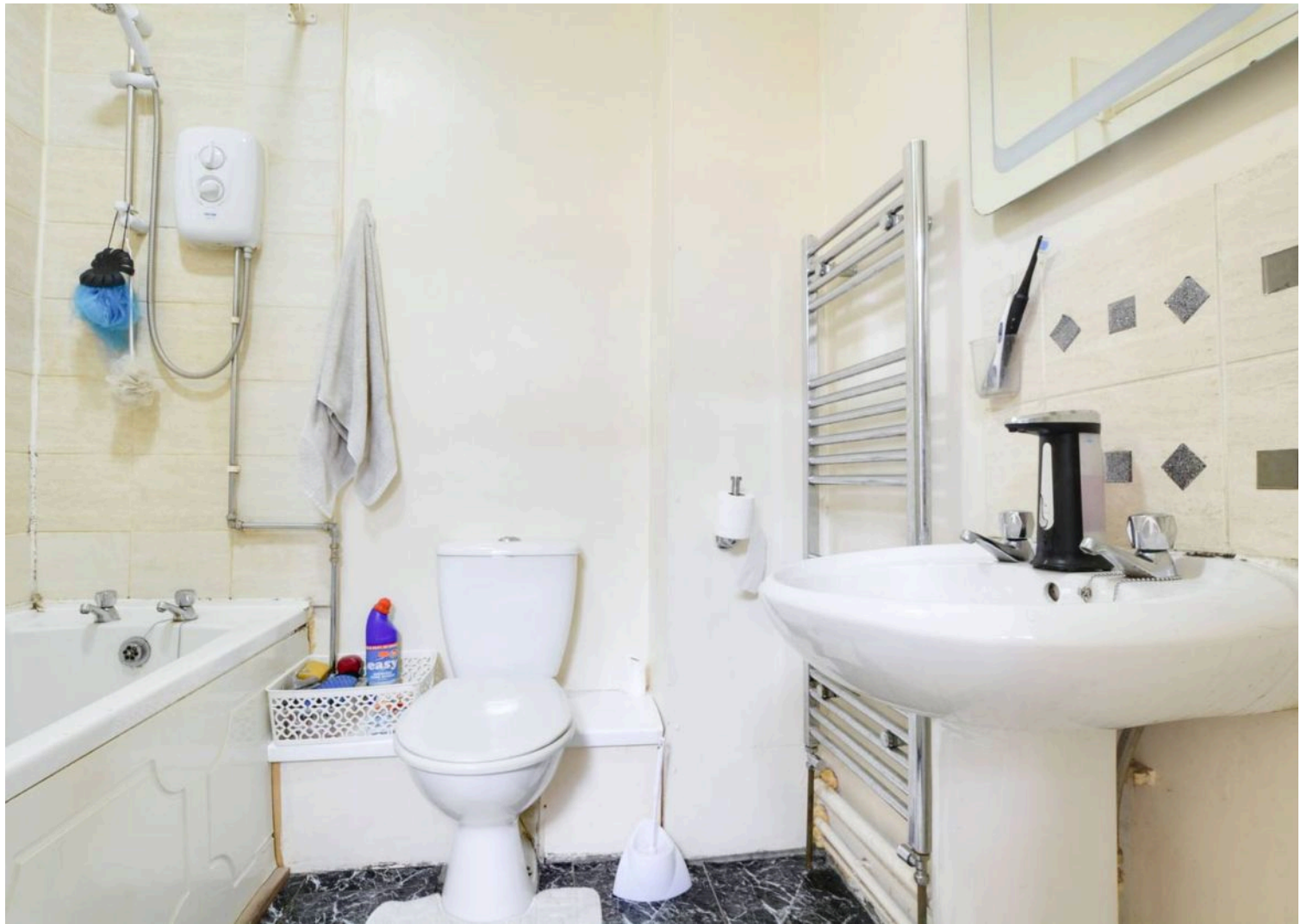
Having bath with shower over, low-level WC, wash hand basin, part tiled walls, chrome towel rail/radiator.

### **Second Floor Landing**

With uPVC double glazed Velux window to the front elevation.

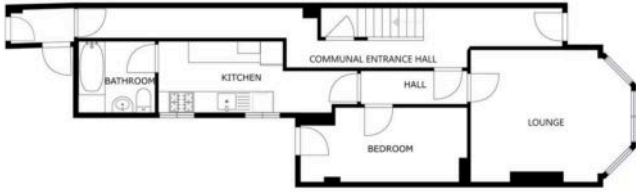








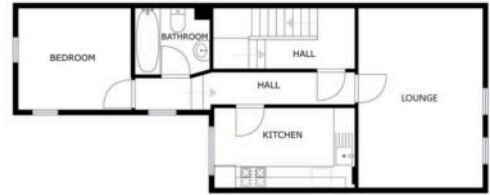




FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 62 m<sup>2</sup>, FLOOR 2: 54 m<sup>2</sup>, FLOOR 3: 35 m<sup>2</sup>  
TOTAL: 151 m<sup>2</sup>  
DOES NOT REPRESENT THE ACTUAL FLOOR AREA

Matterport



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 62 m<sup>2</sup>, FLOOR 2: 54 m<sup>2</sup>, FLOOR 3: 35 m<sup>2</sup>  
TOTAL: 151 m<sup>2</sup>  
DOES NOT REPRESENT THE ACTUAL FLOOR AREA

Matterport

## 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

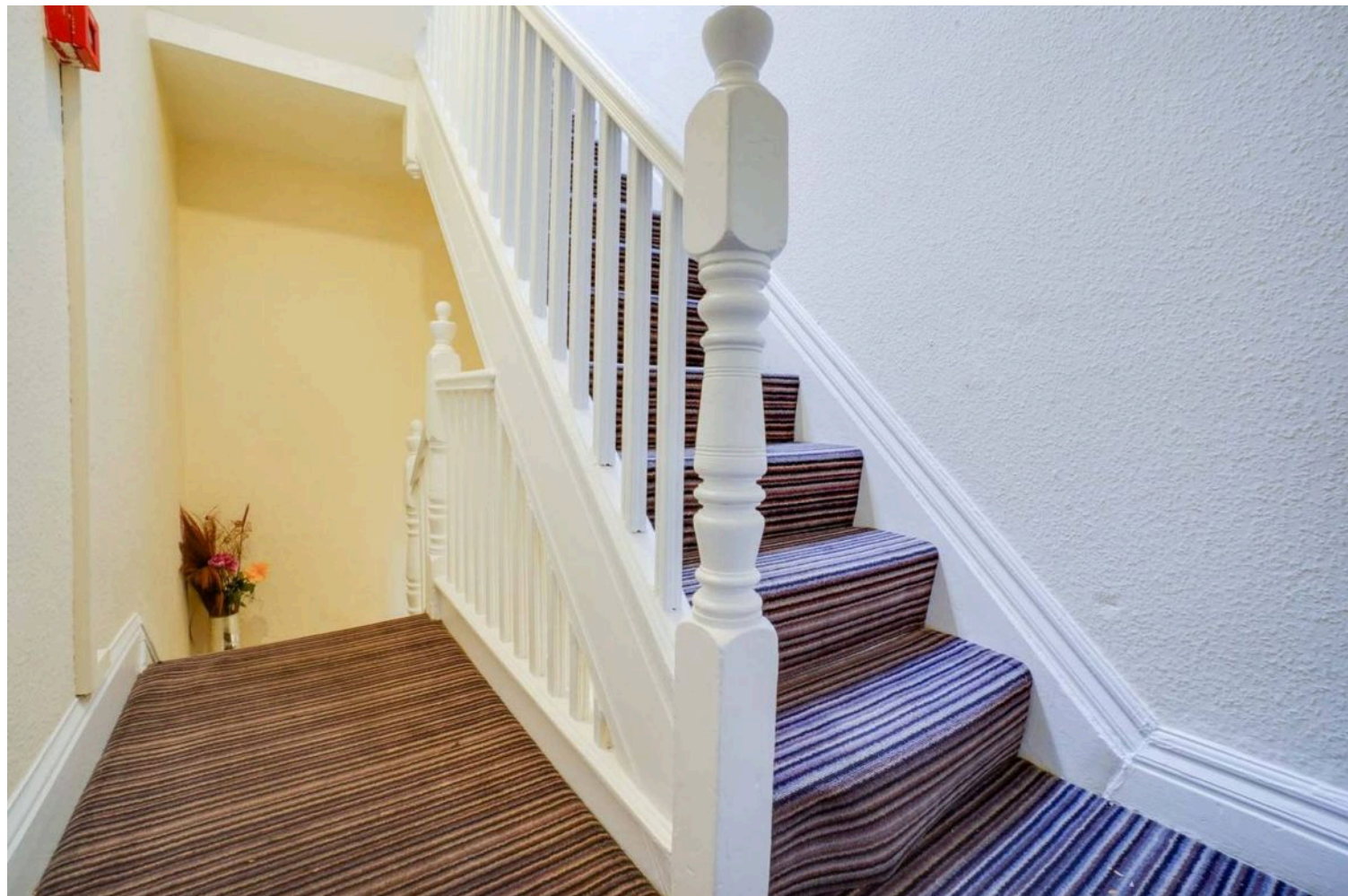
GROSS INTERNAL AREA  
 FLOOR 1: 62 m<sup>2</sup>, FLOOR 2: 54 m<sup>2</sup>, FLOOR 3: 35 m<sup>2</sup>  
 TOTAL: 151 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**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:

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



We must inform all prospective purchasers that the measurements are taken by an electronic take 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 (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. 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. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.