

# JAMES SELICKS

44 ELMFIELD AVENUE

STONEYGATE, LEICESTER LE2 1RD

GUIDE PRICE: £200,000





Offered to the market with no upward chain, a two bedroom, first floor apartment, now in need of modernisation and updating, located in the heart of the suburb of Stoneygate, just a stone's throw away from Victoria Park.

Ground floor hallway • first floor hallway • two cloakrooms • sitting/dining room • kitchen • two bedrooms • bathroom • allocated parking • single garage • communal gardens • NO CHAIN • EPC - C

#### Location

Elmfield Avenue is located approximately one and a half miles south of the city centre with its professional quarters and mainline railway station, with day-to-day shopping found along the nearby Allandale Road and Francis Street shopping parades and neighbouring Queens Road in Clarendon Park.

#### Accommodation

This charming property offers a thoughtfully arranged layout, entered via a solid wood front door into an entrance hall with windows and the stairs to the first floor hallway housing several storage cupboards, the Worcester wall mounted boiler and a cloakroom with two piece suite.

The sitting/dining room is well-proportioned, with a bay window overlooking the communal gardens and a handy serving hatch into the adjacent kitchen, a bright and functional space with a side-facing window providing a basic range of cupboards, drawers and worktops, a stainless steel sink and drainer unit, plumbing and space for a gas oven. A secondary hallway leads to a separate WC with two piece suite and an obscure glazed window.

The master bedroom has a large bay window overlooking the communal gardens. The second bedroom is also a generous double, with a side-facing window and a built-in sliding wardrobe. A small, centrally located hallway connects the two bedrooms, houses the airing cupboard and leads to the main bathroom which is partially tiled, with a bath with shower, wash basin, and an obscure glazed window.

#### Outside

The property enjoys immaculately kept, pretty communal gardens, a single garage in a block with up and over door and further allocated parking.

**Tenure :** Freehold

**Local Authority:** Leicester City Centre

**Tax Band:** B

**Listed Status:** None. **Conservation Area:** Stoneygate.

**Services:** Offered to the market with all mains services and electric heating.

**Broadband delivered to the property:** Unknown.

**Wayleaves/Rights of Way/Covenants:** None out of the ordinary for an apartment block.

**Accessibility:** The apartment is on an upper floor, there is NO lift.

**Planning issues:** None our Clients are aware of.









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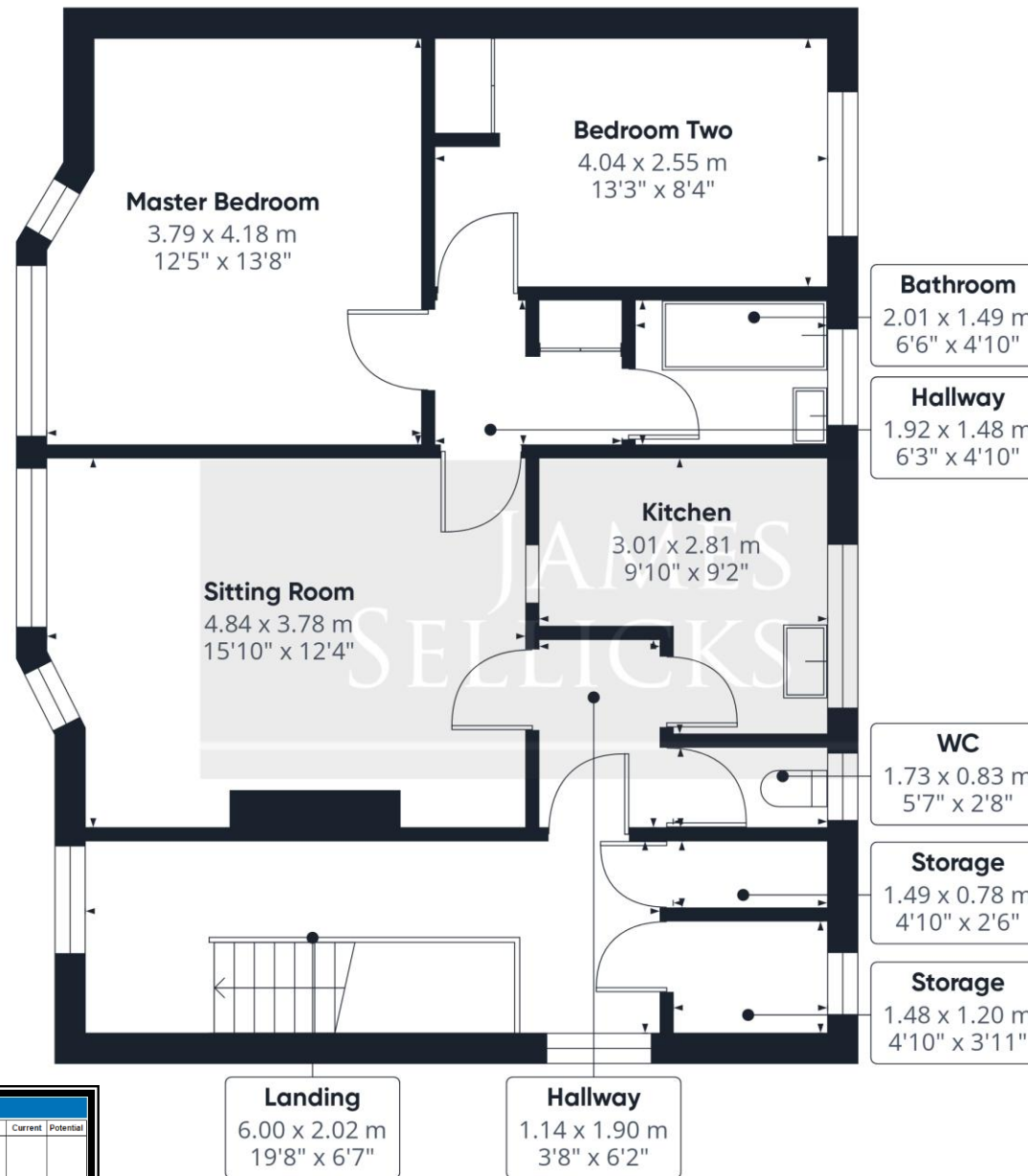
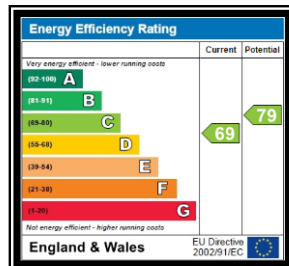
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#### Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



Floor 2

JAMES  
SELICKS

Approximate total area<sup>(1)</sup>

76.1 m<sup>2</sup>  
818 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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