

JAMES SELICKS

5 THE PAR

EVINGTON, LEICESTER LE5 6DJ

PRICE: £325,000



A fantastic and spacious, two bedroom, two bathroom apartment located on the first floor of this select development, built in 2018 to an incredibly high specification and boasting superb views over the Leicestershire Golf Course.

Entrance hall • utility • spacious open plan sitting/dining/kitchen • large terrace • master bedroom • en-suite • bedroom two • shower room • two gated basement parking spaces • EPC – B

Location

A modern, exclusive purpose built block of just eight apartments, conveniently located within walking distance of day-to-day amenities within Evington village including shopping, a parish church and a public house. The fashionable Allandale Road/Francis Street shopping parades in Stoneygate are close by, and there are frequent transport links into Leicester city centre for a wider range of shopping and the mainline railway station.

Accommodation

The building is entered via a smart communal reception hall with a video door entry system, housing the post boxes, lift and stairs to all floors. The apartment which has gas central underfloor heating is entered via a private entrance hall with Karndean flooring, housing a useful utility. The open plan living/dining area has Karndean flooring throughout, two feature windows to the side and French doors onto a large glass-walled balcony enjoying views of the communal grounds and golf course beyond. The kitchen has a continuation of Karndean flooring, inset ceiling spotlights and boasts an excellent range of urban gloss eye and base level units and drawers, quartz marble style preparation surfaces, integrated appliances include a Smeg dishwasher, two Smeg electric ovens with induction hob and a stainless steel chimney style extractor hood above. A utility provides space and plumbing for an automatic washing machine and tumble dryer.

The superb master bedroom has Hammond fitted wardrobes and drawers plus bedside cabinets, a window to the front and an en-suite providing a large shower enclosure, enclosed WC and a wash hand basin with cupboards under, inset ceiling spotlights and fully tiled walls. Double bedroom two has built-in wardrobes. A further shower room provides a large shower enclosure, enclosed WC and a wash hand basin with cupboards under, inset ceiling spotlights and fully tiled walls.

Outside

The apartment enjoys a balcony overlooking the beautiful communal gardens and Leicestershire Golf Course beyond. There are two, secure allocated basement parking spaces, plus resident and visitor's parking.

Lease Details

Please be advised that whilst we make every effort to ensure that these lease details are correct, these are subject to change, must not be relied upon and MUST be verified by potential Purchaser's Solicitor.

Tenure: Leasehold. Lease Term : 125 years from 2018

Ground Rent : £250 per annum

Service Charge : Approximately £2,760 per annum

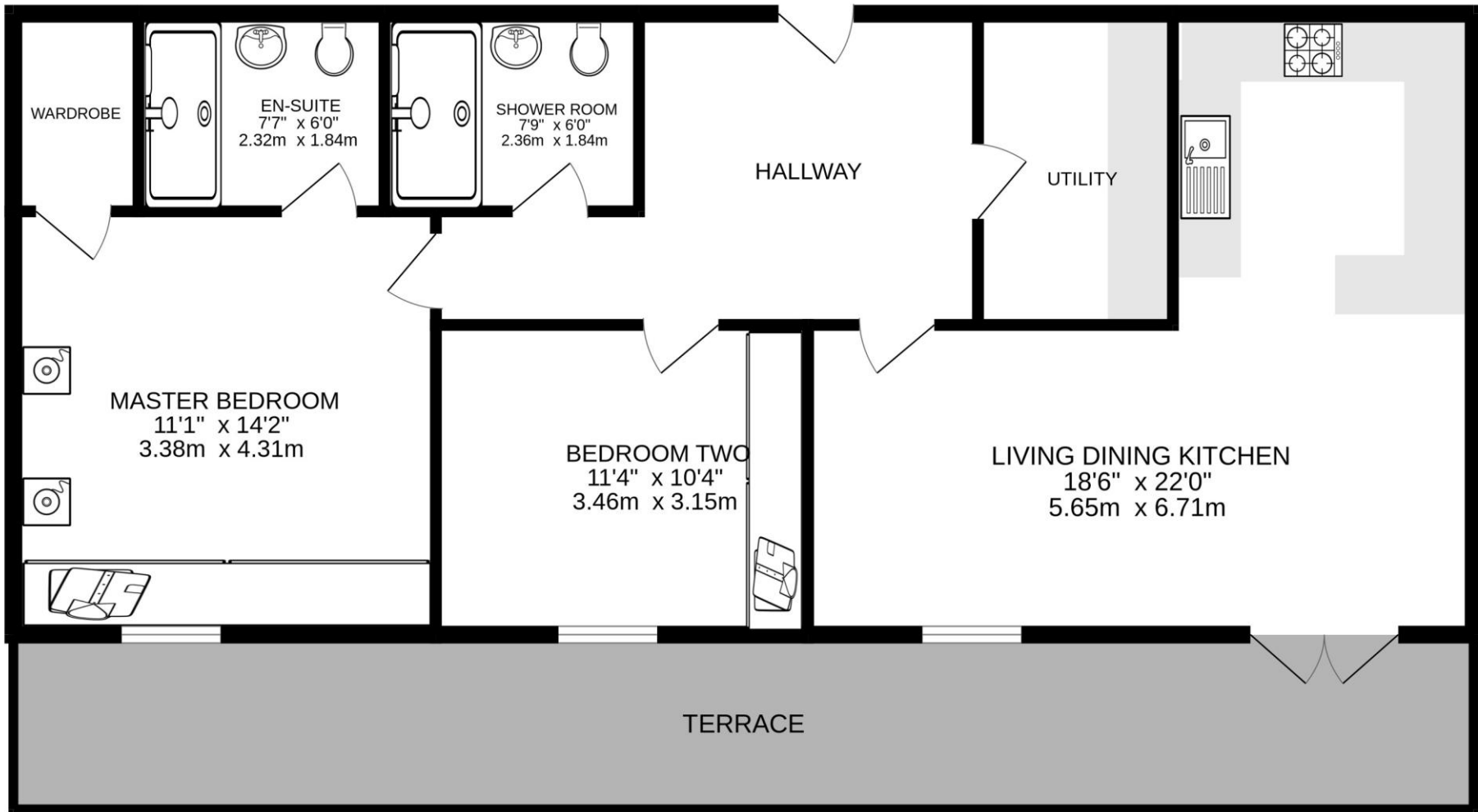
Management Company : The Par (Leicester) Management Company Limited

Local Authority: Leicester City Council, Tax Band: E





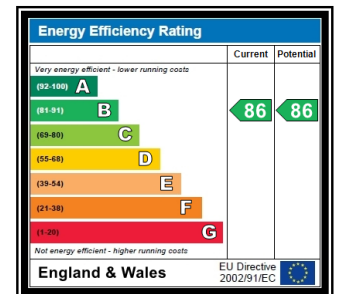




5 The Par, 193 Evington Lane, Evington, Leicester LE5 6DJ

Total Approximate Gross Internal Floor Area = 850 SQ FT / 79 SQ M

Measurements are approximate.
Not to scale.
For illustrative purposes only.



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Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

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.



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