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**Flat 2**  
**46 Springfield Road,**  
**Clarendon Park**  
**Leicester LE2 3BA**



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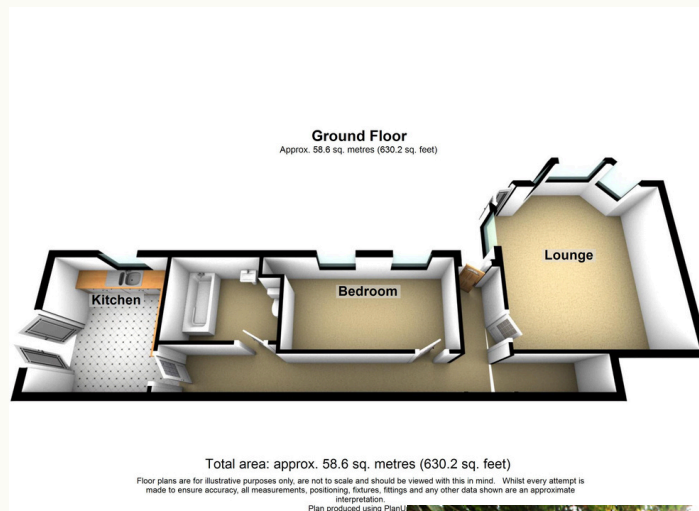




## Features

- Ground Floor Apartment
- One Bedroom
- Generous Period Accommodation
- Fitted Kitchen with access to **private** garden
- Highly Desirable Location
- Gas Fired Central Heating

A fantastic ground floor flat with a rare private garden, perfectly positioned in the sought-after Clarendon Park area. Just moments from Leicester University, the Railway Station, City hospitals, and the bustling Queens Road, known for its trendy bars, bistros, and boutiques. This charming property boasts gas central heating and stylish French doors that open onto the garden, offering the ideal blend of comfort and convenience. Don't miss this prime opportunity!



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## Accommodation

### ENTRANCE HALL

With radiator.

### LOUNGE

17' 11" x 13' 11" (5.48m into the bay x 4.26m)

With radiator, french doors.

### FITTED KITCHEN

10' 11" x 9' 4" (3.33m x 2.86m)

Fitted with range of base and eye level units, to include one and half sink and drainer. Built-in oven and hob with extractor over, French doors opening to private garden.



### Bedroom

13'11" x 7'8" (4.26m x 2.35m)

With radiator

### BATHROOM

With three piece white suite with bath, shower over, Pedestal wash hand basin, WC.

### OUTSIDE

There are communal gardens and a fenced off private garden.

### LEASEHOLD INFORMATION

The lease is 125 years from 2006

Service Charge: The service charge for 2023 was £375.41 per annum.

Ground Rent: £150 per annum.





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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

WWW.EPC4U.COM

## Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

## Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

## Services

The services, systems and appliances listed in this specification have not been tested by Shepherd & White and no guarantee as to their operating ability or efficiency can be given.

## Tenure

Leasehold- Shepherd & White recommends that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

## Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

## Council Tax

Band A, Leicester City Council

## Flood Risk

Surface Water...Low(River...Very Low)

## Mobile & Broadband

Multiple Options for Broadband/Mobile

## Thinking of Selling?

For a free valuation of your property with no obligation contact Shepherd & White on  
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