



Connells

Round Meadow Road
Leicester



Property Description

The property has good access to Beaumont Leys Shopping Centre and access to the motorways with regular buses available. The local schools include Barley Croft Primary School, Beaumont Leys School, Aldermann Richard Hallam Primary School and English Martyr's Catholic School. The property is conveniently situated within easy reach of shopping facilities, Abbey Park, the National Space Centre and the main A6 leading to Leicester City Centre.

Brand New stunning flat as you enter the property you welcomed by a hallway, two bedrooms, bathroom & open plan kitchen / living space with an access to the balcony.

Parking available. Perfect First Time Buyer Opportunity.

Hallway

9' 10" x 11' 7" (3.00m x 3.53m)

Having a carpet floor, radiators & walk in storages

Open Plan Kitchen/Living Room

10' 9" x 22' 4" (3.28m x 6.81m)

Having a range of wall and base unit, sink unit, built in oven & hob with an extractor fan over, radiator, plumbing for washing machine, the lounge area having a carpet floor & patio door to the balcony

Bedroom 1

10' x 15' 10" (3.05m x 4.83m)

Having a carpet floor, radiator & window to the side

Bedroom 2

7' 11" x 10' 4" (2.41m x 3.15m)

Having a carpet floor, radiator, walk in wardrobe & window to the rear

Bathroom

7' 10" x 5' 6" (2.39m x 1.68m)

Fitted with a bath with shower over, wash hand basin, toilet, towel radiators & window to the front

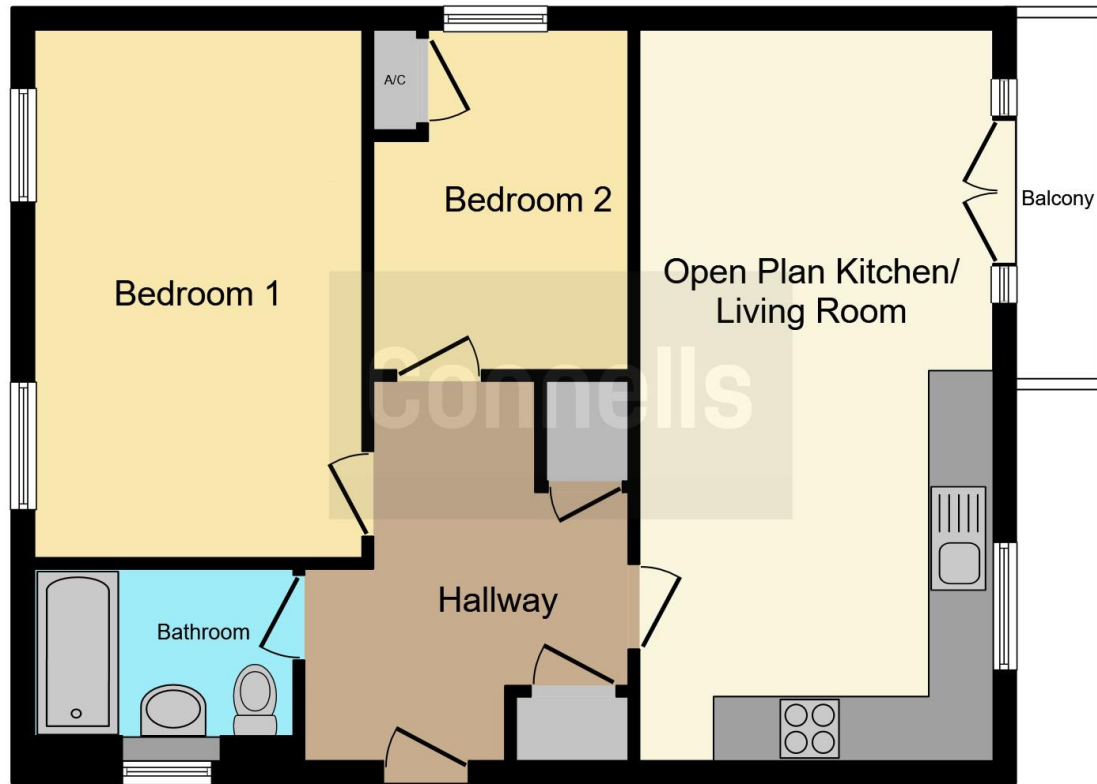
Agent's Note

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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22-24 Halford Street
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EPC Rating: B

Tenure: Leasehold

view this property online [connells.co.uk/Property/LTR322387](https://www.connells.co.uk/Property/LTR322387)

This is a Leasehold property with details as follows; Term of Lease 100 years from 02 Dec 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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