



Connells

Larchmont Road
Leicester



Property Description

Perfectly situated this two bedroom apartment is in proximity to schools, ensuring educational convenience.

The area is well-served by bus routes, allowing residents to easily access other parts of Leicester. For those who prefer to drive, major roadways such as the A47 and A6 are conveniently close, providing quick connections to neighbouring towns and cities.

The property is ideal for people who are looking for easy commuting to the City Centre which is only a journey away

The property welcomes you with a hallway leading to the kitchen, good-sized lounge, storage, two bedrooms & bathroom. The master bedroom enjoys the added luxury of an en-suite.

Allocated Parking Available

Hallway

Lounge/dining Room

12' 10" x 15' 10" (3.91m x 4.83m)

Having a carpet floor, radiator & well-sized window

Kitchen

8' 1" x 5' 6" (2.46m x 1.68m)

Fitted with a range of wall & base units, built in hob and oven with an extractor fan over & sink unit

Bedroom 1

11' 1" x 9' 3" (3.38m x 2.82m)

Having a carpet floor, radiator, fitted wardrobes & window

En-Suite

6' 4" x 6' 2" (1.93m x 1.88m)

Fitted with a cubical shower, wash hand basin, toilet & radiator

Bedroom 2

10' 10" x 9' 4" (3.30m x 2.84m)

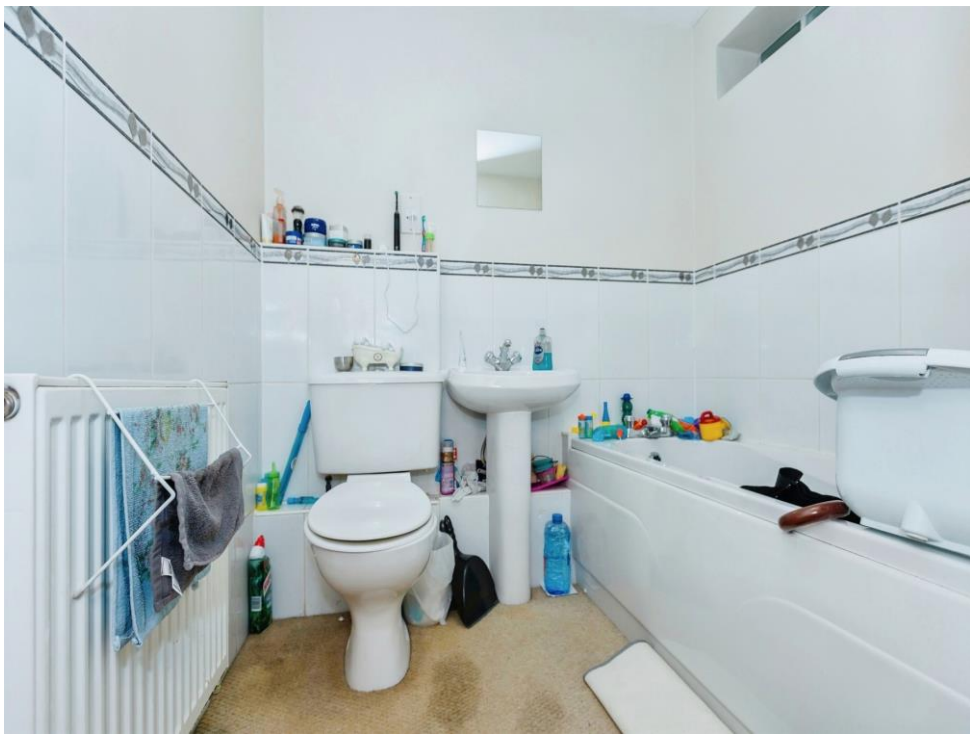
Having a carpet floor, radiator, fitted wardrobe & window

Bathroom

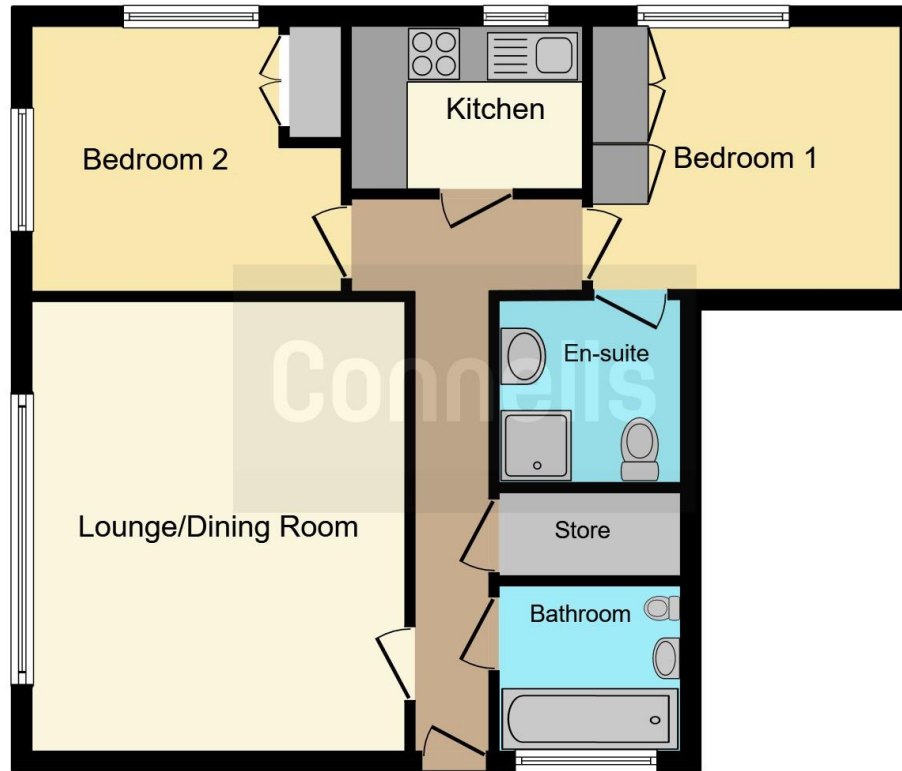
6' 4" x 5' 10" (1.93m x 1.78m)

Fitted with a bath, wash hand basin, toilet & radiator









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/LTR322659

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003. 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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