



Connells

Monckton Close
Leicester



Property Description

Boasting a prime location, this residence offers convenience with a school nearby for families and investors alike, making it an ideal choice for those seeking both comfort and practicality.

A two bedroom maisonette located within the district of St Matthews on the outskirts of Leicester City Centre. The accommodation includes an entrance porch, hall, lounge with patio door to the balcony and kitchen.

First floor with two bedrooms and a bathroom.

Ground Floor

Porch

With storage cupboard.

Hallway

Laminate flooring, radiator, stairs to the upper floor and doors off to the kitchen and lounge/diner.

Kitchen

8' 6" x 9' 4" (2.59m x 2.84m)

Fitted with wall and base units, work surfaces with tiling to splashbacks, sink and drainer, plumbing for washing machine, gas cooker point, radiator, vinyl flooring and double glazed window to the front.

Lounge/Dining Room

12' x 16' 8" (3.66m x 5.08m)

Double glazed patio doors opening onto a BALCONY, double glazed window to rear, TV point, telephone point, two radiators, laminate flooring and understairs cupboard.

First Floor

Bedroom 1

9' 10" x 16' 8" (3.00m x 5.08m)

Double glazed window to the rear, radiator and laminate flooring.

Bedroom 2

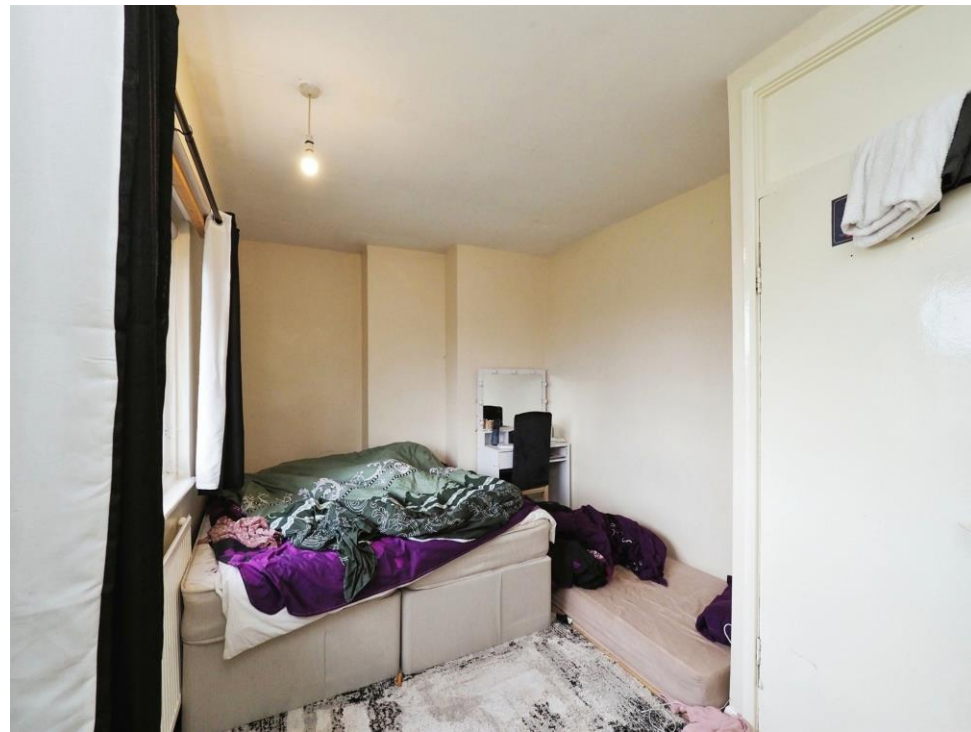
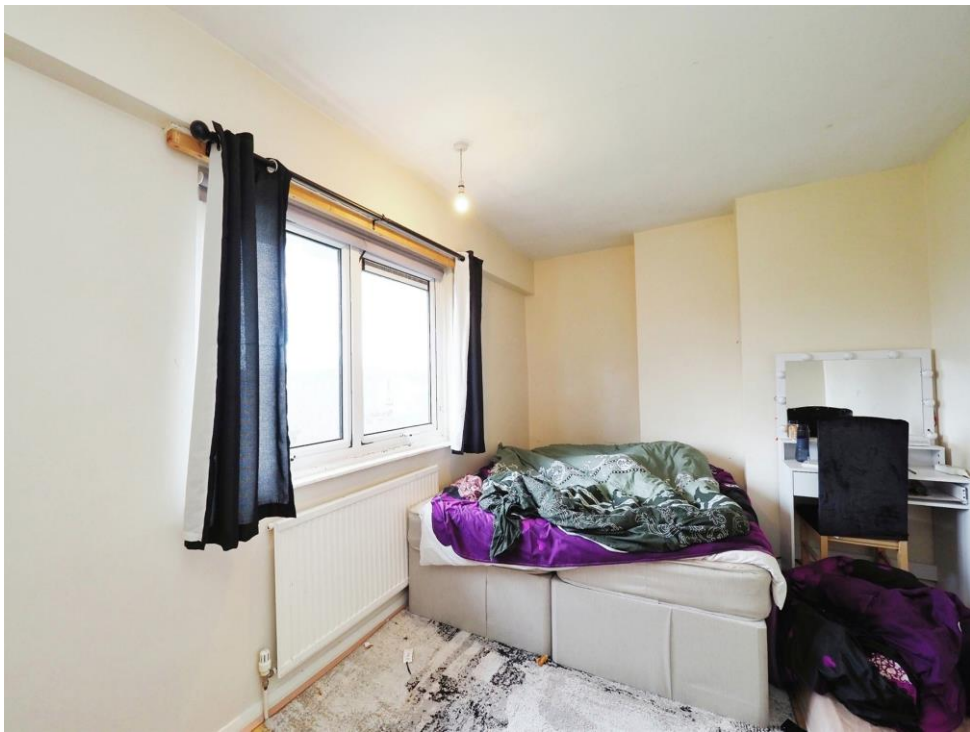
9' 11" x 11' 8" (3.02m x 3.56m)

Double glazed window to the front, built-in storage, radiator and laminate flooring.

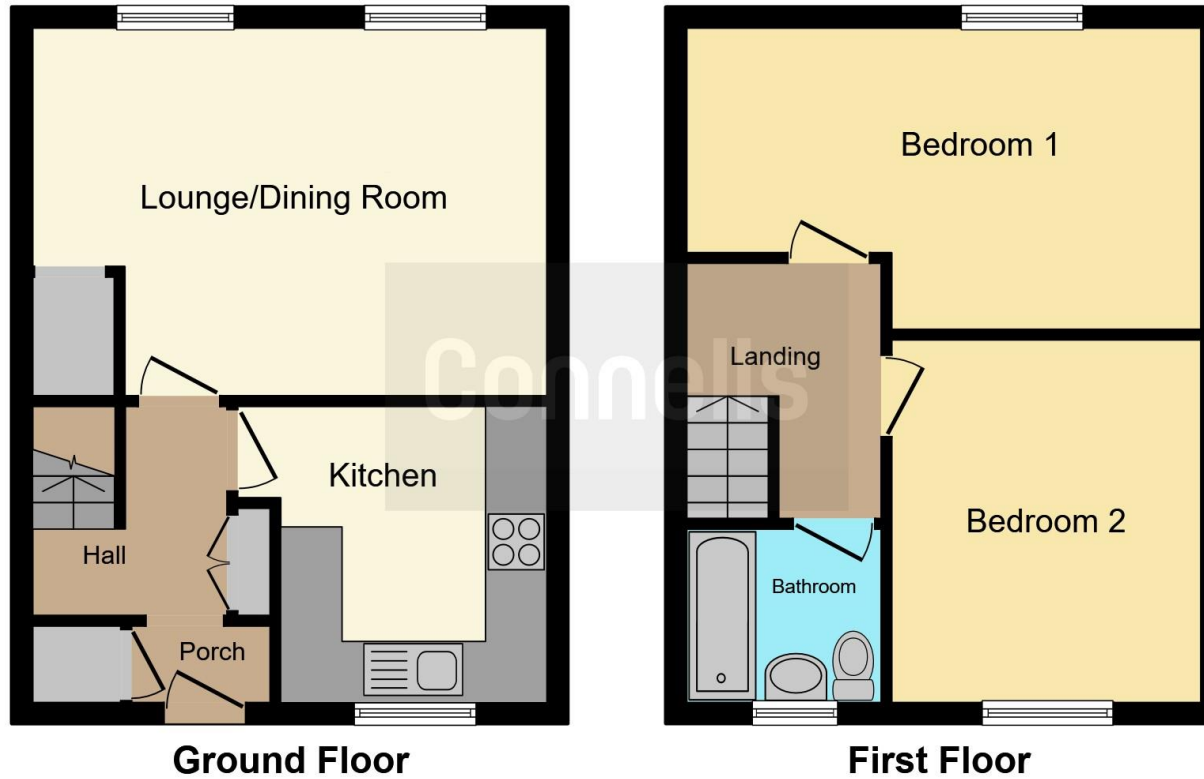
Bathroom

Bath, wash hand basin, w/c, radiator and double glazed frosted window to the front.









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

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EPC Rating: D

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 03 Nov 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.

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