



Connells

Aylestone Road  
Leicester



### Property Description

Located in the Aylestone area of Leicester. Aylestone Road is a major thoroughfare running through this district, providing good transport links to the city centre and surrounding areas.

The property includes basic living amenities such as a bedroom, a bathroom, a kitchen, and a living area.

The surrounding area on Aylestone Road is well-served by local amenities, including shops, schools, and parks. The proximity to the Leicester Tigers rugby stadium and the King Power Stadium, home of Leicester City FC, makes it an attractive location for sports fans. Public transport is readily available, with bus routes running frequently along Aylestone Road, offering easy access to Leicester city centre, which is approximately 2 miles away.

### Lounge

14' 7" x 11' ( 4.45m x 3.35m )

### Kitchen

12' 4" x 7' 1" ( 3.76m x 2.16m )

### Bedroom

14' 7" x 11' 6" ( 4.45m x 3.51m )

### Bathroom

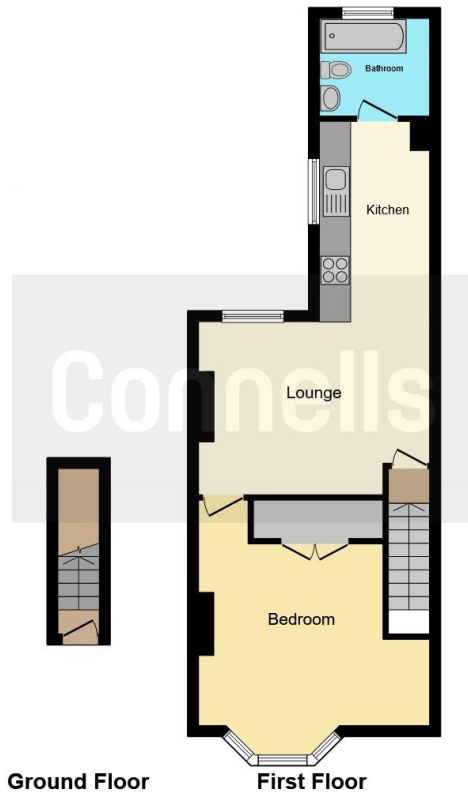
6' 3" x 6' 1" ( 1.91m x 1.85m )











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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: E**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LTR323500](http://connells.co.uk/Property/LTR323500)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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