



Connells

Harrison Croft Harrison Road
Leicester



Property Description

Calling all investors! BEING SOLD WITH TENANTS IN SITU is this spacious, refurbished, two bedroom apartment conveniently located in Belgrave.

The property comprises in brief of an inviting entrance hall, an open plan lounge/diner, a brand new fitted kitchen, two bedrooms, master with ensuite, a family bathroom and also benefits from an allocated parking space.

Entrance Hall

Carpeted entrance hall providing access to all rooms and comprises of LVT flooring, a radiator, a storage cupboard and an intercom system.

Lounge/Diner

19' 3" x 13' 2" (5.87m x 4.01m)

Generously sized open plan lounge diner with double glazed window, radiator and carpeted flooring.

Kitchen

16' x 7' 3" (4.88m x 2.21m)

Fitted with a range of base and eye-level units and includes an integrated gas burner with an oven and extractor over, a gas-powered combination boiler, and a stainless steel sink. There is space for a fridge and plumbing available for a washing machine. Vinyl flooring and partially tiled walls, and a double-glazed window faces the rear aspect.

Bedroom One

18' x 11' 3" (5.49m x 3.43m)

The master bedroom allows access to an ensuite bathroom and also benefits from inbuilt storage, carpeted flooring, radiator and double glazed window.

En-Suite

The ensuite bathroom has vinyl flooring, a radiator, and partially tiled walls. It features a wash hand basin, a toilet with a vanity unit, and a bathtub. A double-glazed window faces the side aspect.

Bedroom Two

11' 3" x 10' 9" (3.43m x 3.28m)

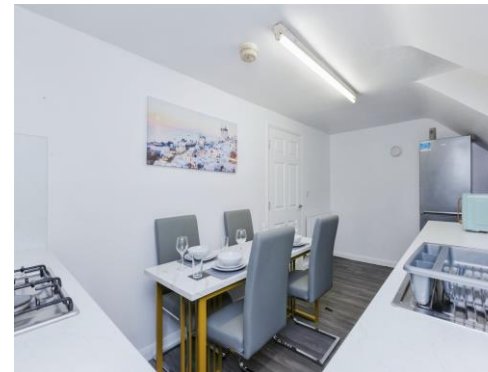
Single bedroom also includes inbuilt storage, laminate flooring, a radiator and double glazed window to the rear aspect.

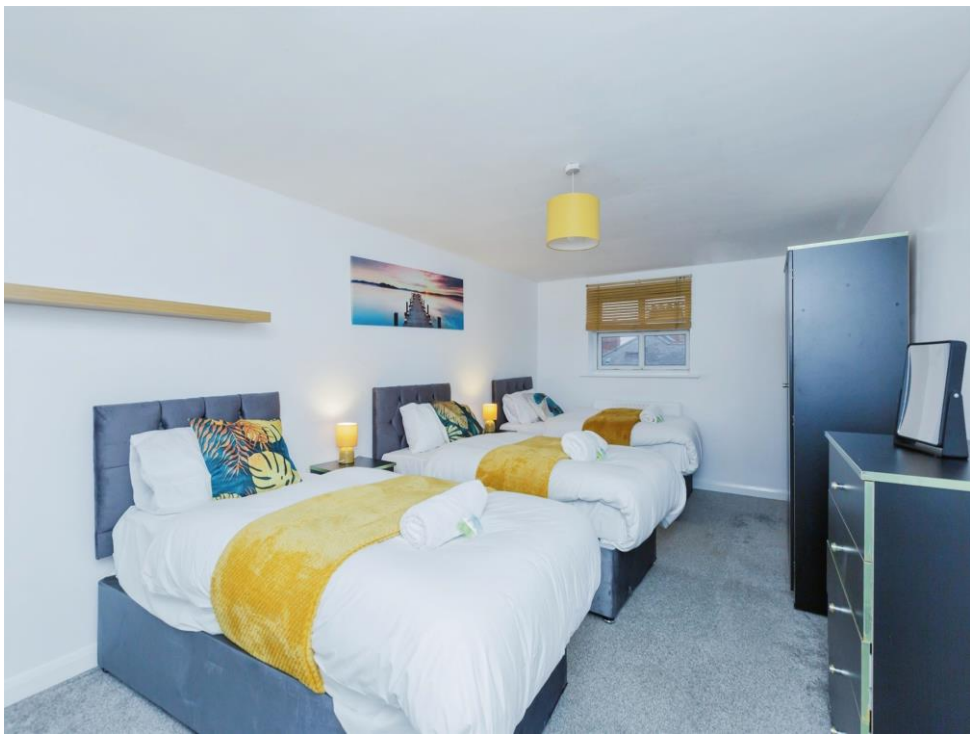
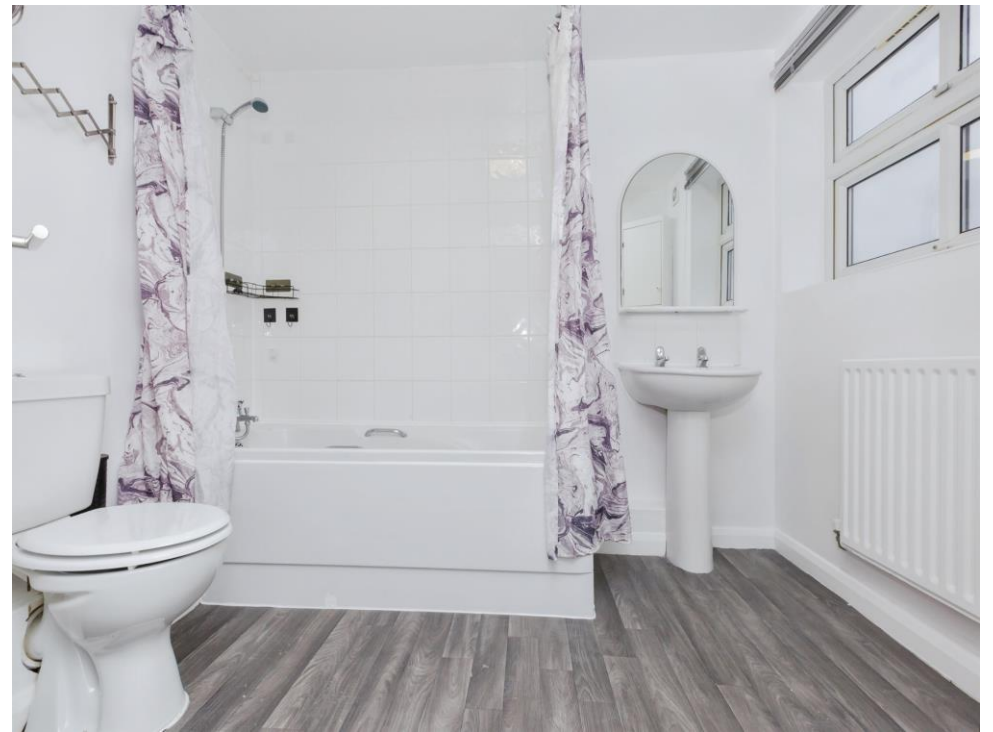
Bathroom

The family bathroom completes the property, fitted with tiled flooring and partially tiled walls, comprising a bathtub, wash hand basin, and toilet.

Outside

The flats are accessible by both vehicles and pedestrians through a secure, automated metal gate. Each property benefits from an allocated parking space for one vehicle. Entry into the accommodation is via an electronically secured uPVC door, ensuring convenience and safety. The development also features well-maintained communal gardens, providing a pleasant outdoor space for residents to enjoy.









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

T 01162 710612
E oadby@connells.co.uk

78B The Parade Oadby
LEICESTER LE2 5BF

EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/LTR319787

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.

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LTR319787 - 0004