



Connells

Montreal Road
Leicester



Property Description

This two bedroom maisonette is situated within close proximity to Leicester city centre, providing residents with access to a wide range of amenities, including shops, schools and recreational facilities. Public transport is readily available with Leicester railway station within easy reach, offering national rail services.

The proximity to Leicester city centre ensures easy access to a wider range of services and cultural venues. The area offers a blend of residential comfort, accessibility and community amenities. Residents have access to various local shops and well regarded schools nearby. making it a perfect choice for individuals and families alike.

Entrance Porch

Having door leading to the entrance hall

Entrance Hall

Having stairs leading to the first floor and doors to the kitchen and lounge/dining room.

Lounge/Dining Room

16' 9" x 12' (5.11m x 3.66m)

A front facing living room having radiator, followed by a dining room, having window to the front that allows natural light and the dining room is located behind the lounge, and is ideal for family meal and gatherings.

Kitchen

10' x 9' 9" (3.05m x 2.97m)

Having tiled flooring, radiator, window to the side, fitted with wall and base units, worktops, sink and space for appliances such as cooker, washing machine and fridge.

Bedroom One

16' 8" x 10' (5.08m x 3.05m)

Large window to the front and radiator.

Bedroom Two

11' 10" x 9' 11" (3.61m x 3.02m)

Window to the rear and radiator, ideally used as a guest room, children's room or home office.

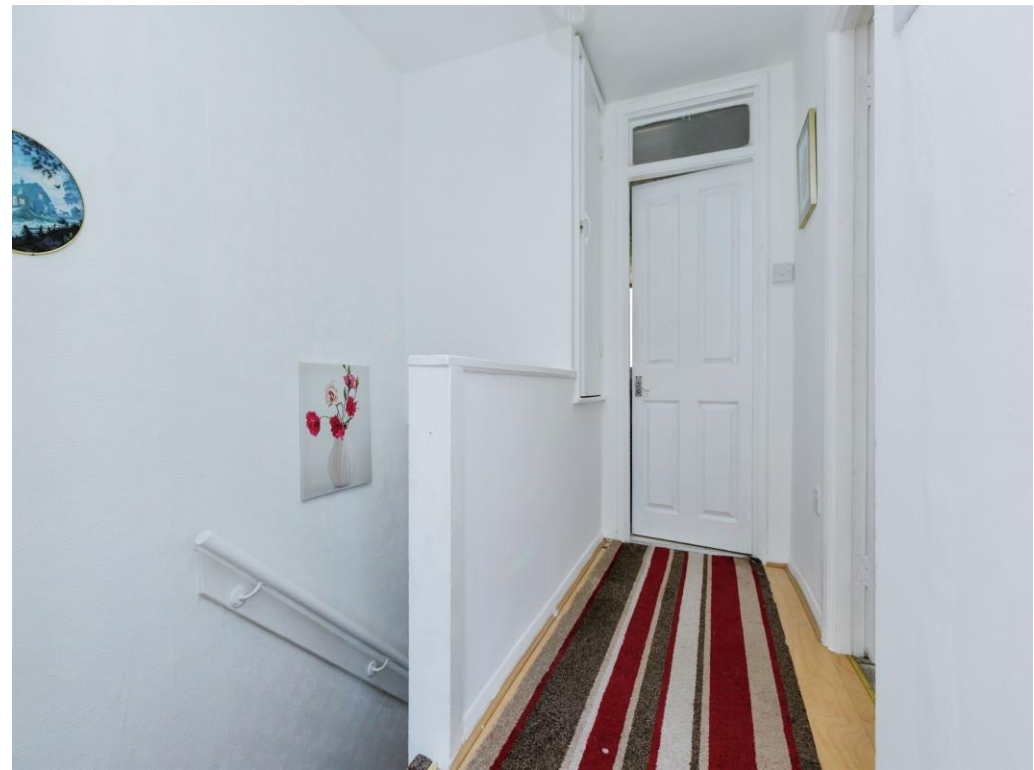
Bathroom

6' 4" x 5' 5" (1.93m x 1.65m)

Tiled walls and flooring, window to the rear, bath with shower over and shower screen, low level WC, wash hand basin and radiator.

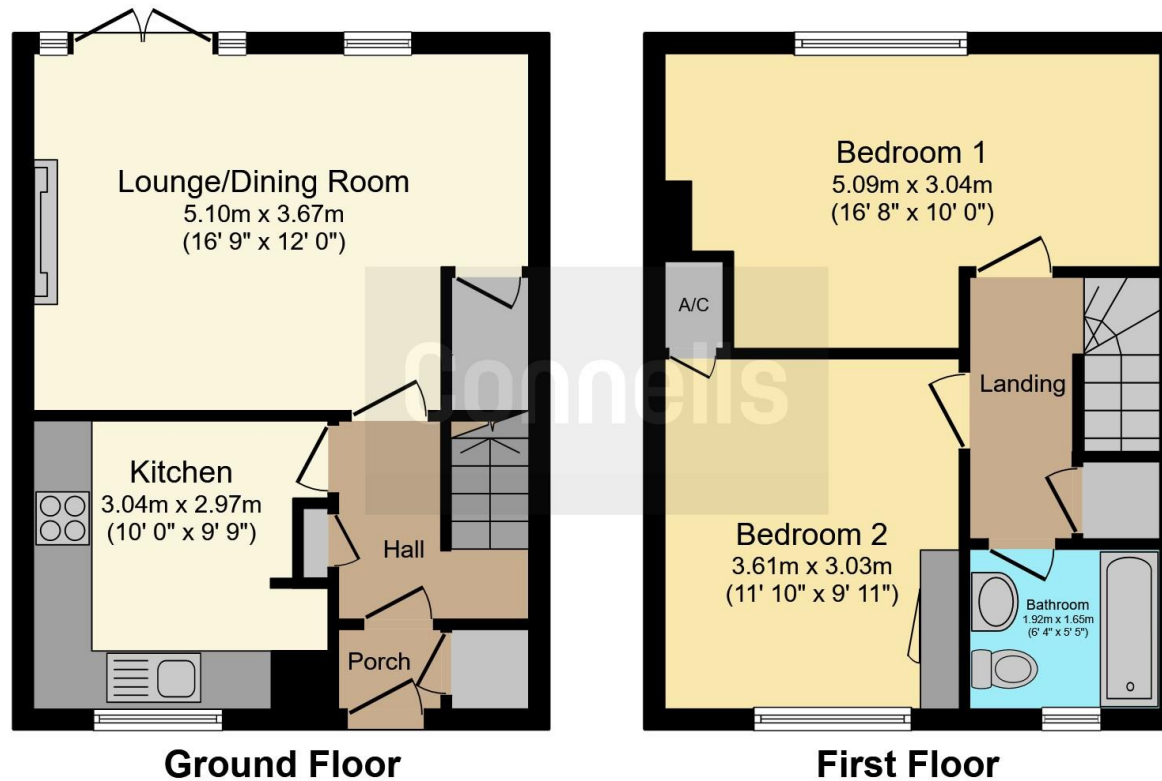
Outside

Small rear garden being paved and having fencing for privacy. To the front there is on street parking.









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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22-24 Halford Street
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EPC Rating: C Council Tax
 Band: A

Service Charge: 720.00 Ground Rent:
 10.00

Tenure: Leasehold

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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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