



Connells

Pavilion Close
LEICESTER

Pavilion Close LEICESTER LE2 7JS

for sale offers over
£175,000



Property Description

This modern apartment is situated in a residential development near Leicester City Centre with south facing views towards The King Power Stadium and beyond. The property offers convenient access to various amenities and services with Leicester Railway Station being within easy reach.

De Montfort University is also close by, making the location suitable for students and professionals associated with the university.

Leicester Royal Infirmary is within walking distance from the property and the area offers a variety of local shops, restaurants and bars, catering to diverse preferences.

The property is well-connected to major road links, including the M1 motorway, facilitating travel to surrounding areas.

Entrance Hall

13' 8" x 9' 4" (4.17m x 2.84m)

Having doors leading to the spacious lounge/kitchen

Open Plan Lounge/Kitchen

14' 4" x 16' 5" (4.37m x 5.00m)

Open plan living, kitchen and dining area with French door and also having floor to ceiling windows and a Juliet Balcony offering city views. The kitchen is equipped with wall and base units, gas hob with extractor fan oven, electric oven and radiator.

Bedroom One

10' 5" x 16' 5" (3.17m x 5.00m)

Spacious double bedroom with ample storage space, radiator, floor to ceiling window and door leading to the en-suite.

En-Suite Shower Room

6' 9" x 6' 7" (2.06m x 2.01m)

Having a modern white suite comprising of shower cubicle, wash hand basin, WC, extractor fan and has partial tiling.

Bedroom Two

9' 5" x 12' 4" (2.87m x 3.76m)

Offering adequate space for a double bed and additional furnishings, floor to ceiling window allowing natural light and radiator.

Bathroom

8' 4" x 5' 7" (2.54m x 1.70m)

White suite comprising of bath with shower over, wash hand basin, WC, extractor fan, radiator and partial tiling.

Outside

The apartment benefits from an allocated parking space.









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: B

Tenure: Leasehold

view this property online connells.co.uk/Property/LTR324405

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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