

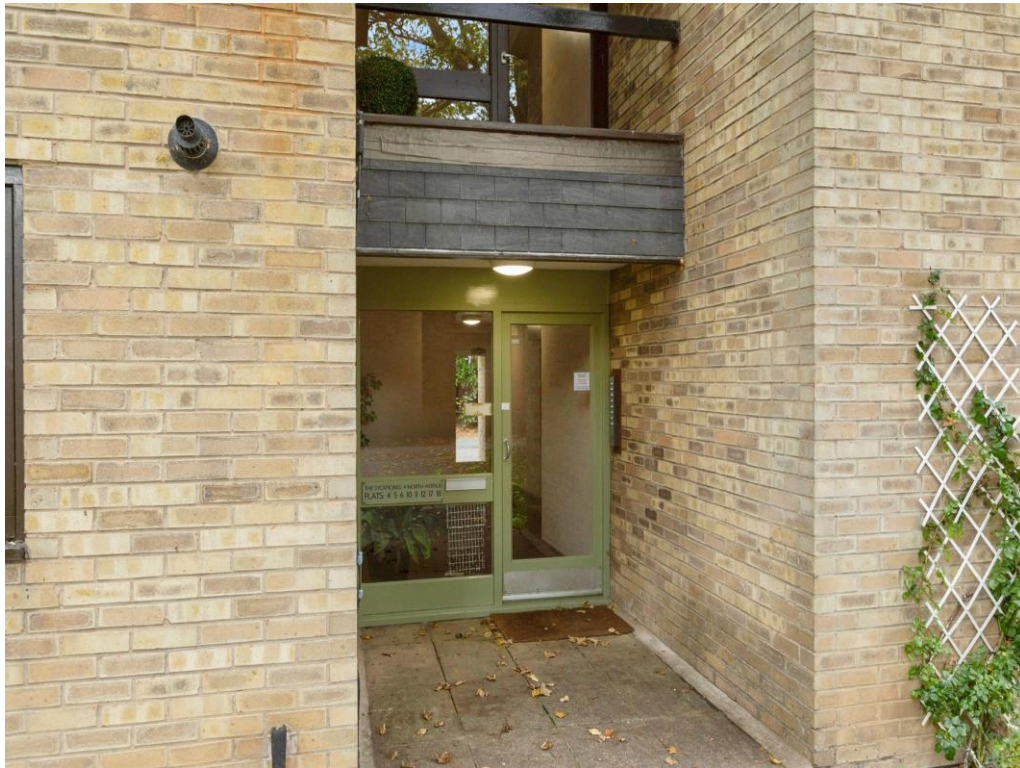


Connells

The Sycamores North Avenue
Leicester

The Sycamores North Avenue Leicester LE2 1TL

for sale
£170,000



Property Description

****GUIDE PRICE £170,000 - £175,000****

Attractive One-Bedroom Ground-Floor
Apartment with Garage in Stoneygate.

Situated in the highly sought-after Stoneygate area, this well-presented ground-floor apartment offers comfortable and convenient living. The property features a spacious lounge/diner, a fitted kitchen, double bedroom and a shower room. Additional benefits include double glazing, gas central heating, a garage in a block and an allocated parking space.

This property is ideal for first-time buyers, investors or those seeking a low-maintenance home in a prime location.

Hallway

14' 8" x 3' 7" (4.47m x 1.09m)

A welcoming hallway providing access to all main rooms. Finished in neutral decor with fitted carpet flooring

Lounge/Dining Room

15' 6" x 17' 6" (4.72m x 5.33m)

A bright and spacious lounge/dining area with large windows. The room offers ample space, central heating radiator, finished with neutral decor and laminate flooring

Kitchen

9' 8" x 9' 4" (2.95m x 2.84m)

Well-equipped kitchen featuring a range of fitted units with work surfaces, stainless steel sink, integrated oven and hob with extractor hood, part tiled walls and double glazed window overlooking the rear

Bedroom

10' 4" x 13' 5" (3.15m x 4.09m)

A bright and comfortable double bedroom with neutral decor and laminate flooring, gas central heating radiator and double glazed window

Shower Room

6' 3" x 5' 5" (1.91m x 1.65m)

Featuring shower cubicle, low level WC and wash hand basin

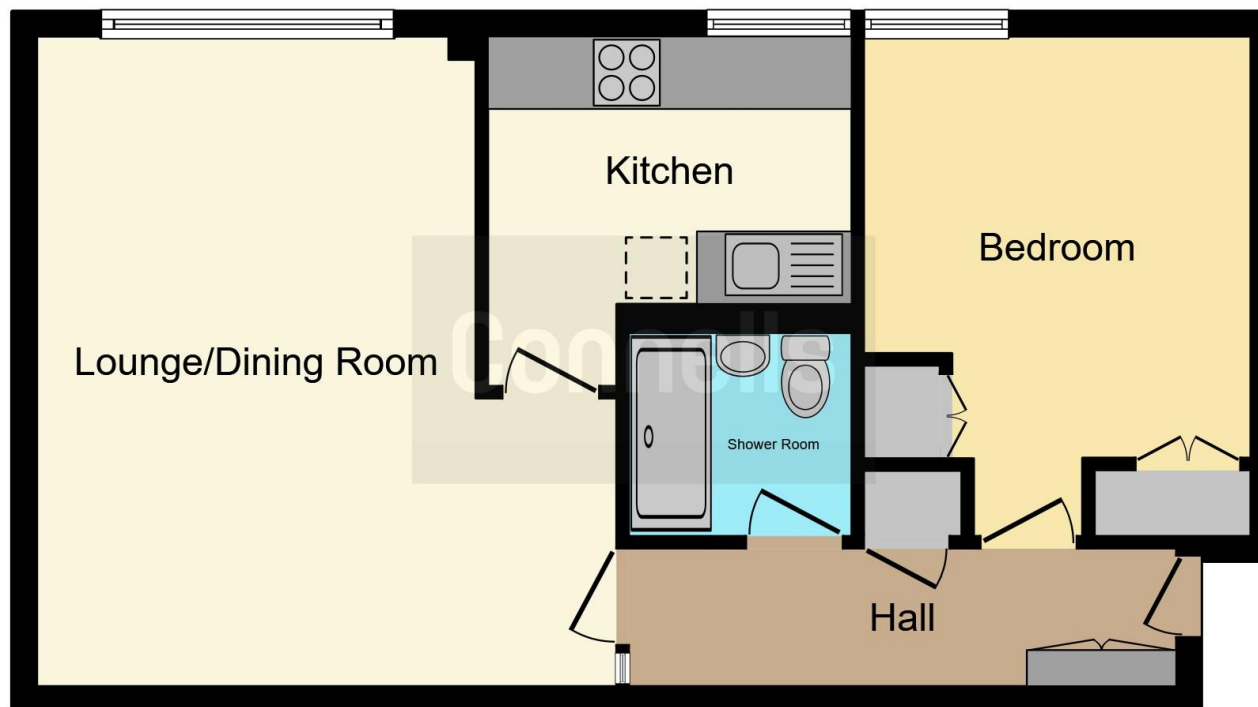
Outside

The property benefits from a garage in a block, allocated parking space and tidy communal areas









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: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LTR325325

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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