



**Connells**

Flat 2 Round Meadow Road  
Leicester



# Flat 2 Round Meadow Road Leicester LE4 2BT

for sale guide price  
**£180,000**



## Property Description

This beautifully presented ground floor apartment offers modern living at its finest, ideal for first-time buyers or investors alike. Boasting a spacious open-plan living area with access to a private balcony, the property features a contemporary fitted kitchen complete with integrated appliances.

There are two generously sized bedrooms and a stylish, modern bathroom suite. The home benefits from uPVC double glazing and gas central heating throughout, ensuring comfort and efficiency year-round.

Externally, the property offers allocated off-road parking for convenience.

Offered for sale with no onward chain, this superb apartment combines style, comfort, and practicality - a perfect opportunity for those seeking a ready-to-move-in home.

The property has good access to Beaumont Leys Shopping Centre and access to the motorways with regular buses available. The local schools include Barley Croft Primary School, Beaumont Leys School, Aldermann Richard Hallam Primary School and English Martyr's Catholic School. The property is conveniently situated within easy reach of shopping facilities, Abbey Park, the National Space Centre and the main A6 leading to Leicester City Centre.

## Hallway

A welcoming entrance hall having a carpet floor, radiators, walk in storages.

## Open Plan Living Room/Kitchen

22' 5" x 10' 11" ( 6.83m x 3.33m )

Bright and airy open plan living area flooded with natural light, having carpet floor, radiator and to the side elevation are French doors leading out to a private balcony. The sleek kitchen is fitted with a range of wall and base units, sink unit, built in oven and hob with an extractor fan over, radiator, plumbing for washing machine, tiled floor and window to the side elevation.

## Bedroom One

16' x 10' ( 4.88m x 3.05m )

Having a carpet floor, radiator and window to the side elevation.

## Bedroom Two

10' 5" x 8' ( 3.17m x 2.44m )

Having a carpet floor, radiator, walk-in wardrobe and window to the rear elevation.

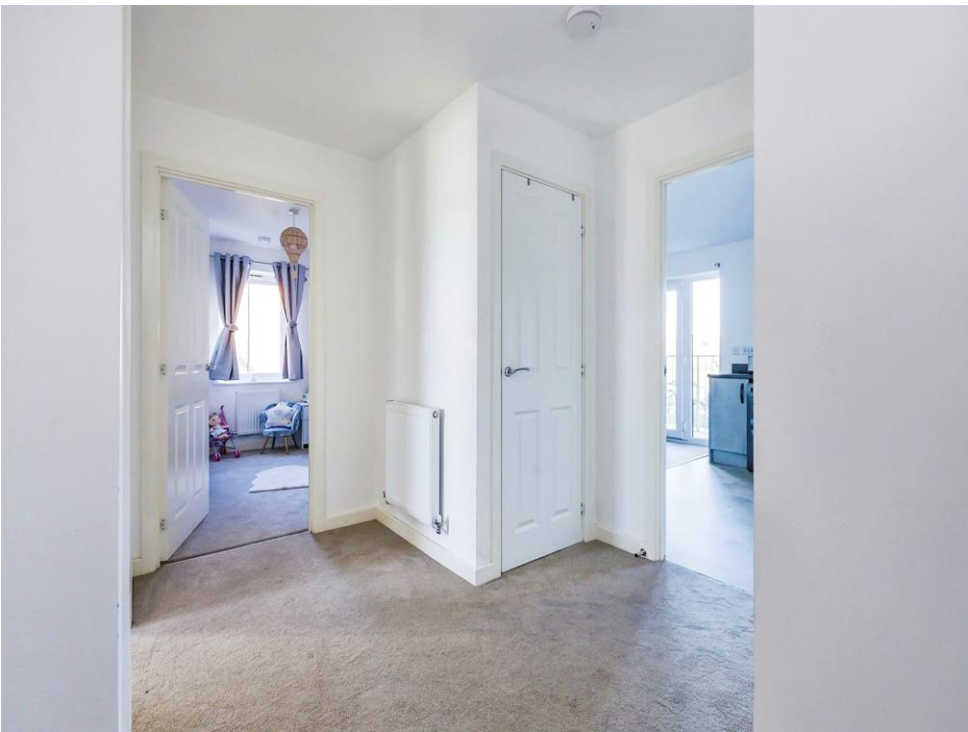
## Bathroom

7' 1" x 5' 9" ( 2.16m x 1.75m )

A contemporary and stylish bathroom suite comprising of a bath with shower over, wash hand basin, toilet, heated towel radiator, splashbacks, tiled flooring and window to the front elevation.













This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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22-24 Halford Street  
 LEICESTER LE1 1JB

EPC Rating: B

Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LTR325355](https://www.connells.co.uk/Property/LTR325355)**

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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