



Connells

London Road
Oadby Leicester



Property Description

Nestled in a sought-after location, this property offers an exceptional investment opportunity. The self-contained apartment boasts a double bedroom, bathroom/shower room as well as spacious living areas thoughtfully designed to provide comfortable and a modern living space. The first-floor apartment offers picturesque views from its elevated position. There are also four allocated parking spaces to the rear of the property.

Apartment 56 (ground Floor):

EPC Energy Rating D

Lounge/Kitchen/Dining

23' 9" x 10' 2" (7.24m x 3.10m)

The kitchen/lounge area is illuminated by natural light from double glazed windows to the front and a French door leading to the rear yard. The fitted kitchen boasts modern amenities, including wall and base units, sink drainer unit, electric oven, and hob, while an electric radiator ensures comfort throughout.

Utility Room

12' 5" x 4' 8" (3.78m x 1.42m)

The utility room provides additional space for laundry facilities and storage, with a double glazed window to the rear and an electric radiator.

Bedroom

11' 1" x 10' 8" (3.38m x 3.25m)

Double bedroom offering a cozy retreat with carpeted flooring, a double glazed window to front elevation and an electric radiator for warmth during cooler months.

Shower Room

The apartment features a shower room with a separate WC for added convenience.

Apartment 58 (first Floor):

EPC Energy Rating E

Lounge/Kitchen/Dining

23' 4" x 12' (7.11m x 3.66m)

The first floor apartment features a well-appointed kitchen/lounge area, complete with fitted kitchen units, sink drainer unit, integrated oven, and hob. Double glazed windows to the front and rear flood the space with natural light, creating a bright and inviting atmosphere.

Bedroom

10' 9" x 10' 5" (3.28m x 3.17m)

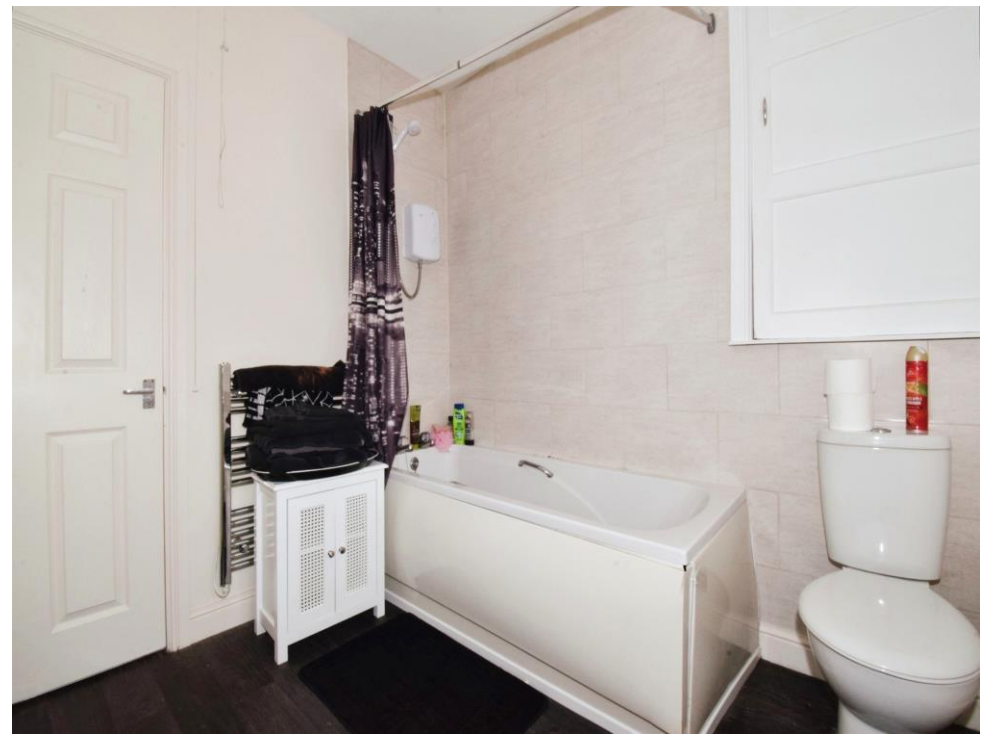
A comfortable double bedroom awaits with ample space and a window with pleasant views across the road.

Bathroom

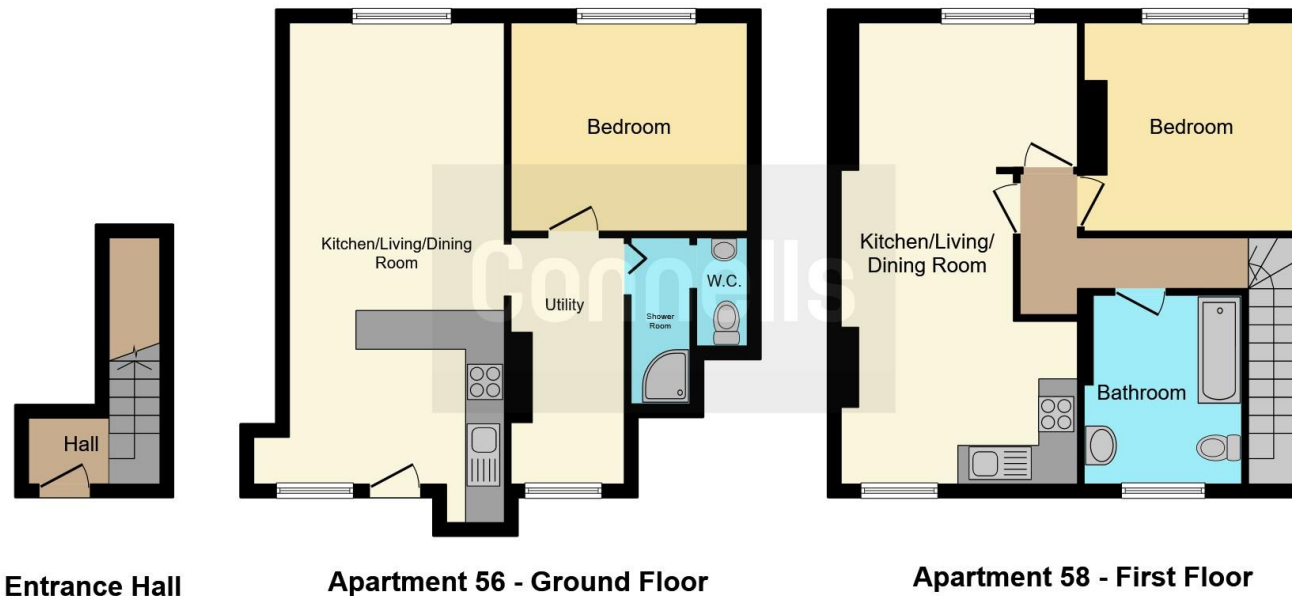
The apartment includes a modern bathroom equipped with a bath, shower over, WC, and

vanity hand wash basin, offering residents a luxurious bathing experience.









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

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Tenure: Freehold

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Property Ref: MKH307826 - 0009