

FOR SALE

Ardleigh Road Humberstone Leicester LE5 0BG



ASKING PRICE: £185,000

- A Superb & Modern Townhouse
- Located In The Popular Area of Humberstone, Within Hine Park
- Currently Let at £10,200 pax (£850 pcm) Until July 2025
- Entrance Hall, Reception Room, Kitchen & Cloakroom WC
- 2 Bedrooms & Bathroom
- Allocated Parking
- Ideal For Investors



Location

Located in the highly sought after area of Humberstone, just a short drive from Leicester City Centre. The property benefits from being in close proximity to many local amenities such as parks, sports clubs, schools, leisure centres, shops and transport links to and from areas of Leicester.

Description

A beautiful and modern 2 bedroom townhouse which forms part of the sympathetic conversion and extension of the old Grade II listed hospital. The property boasts a spacious living area, fitted kitchen, cloakroom, 2 bedrooms and bathroom. Externally, the property benefits from an enclosed courtyard to the front and allocated parking.

Accommodation

All measurements are approximate:

Entrance Hall - 8' 3" x 11' 4" (2.51m x 3.45m)

Door to front, built in cupboard under stairs, stairs to first floor.

Reception Room - 10' 6" x 17' 5" (3.20m x 5.30m)

Double glazed window to the front, radiator, tv point, power point, pendant light fitting.

Kitchen - 11' 1" x 13' 9" (3.38m x 4.19m)

Window to the front, fully fitted kitchen, stainless steel sink with mixer taps, drawer and base units, wall mounted units, splashback behind hob, extractor fan, fridge /freezer, spotlights.

Cloakroom

Low level WC, pedestal wash hand basin, tile splash back surround, power point, radiator.

Bedroom 1 - 8' 4" x 11' 2" (2.54m x 3.40m)

Double glazed window to the front, built in wardrobe, radiator, power point, pendant light fitting.

Bedroom 2 - 8' 6" x 9' 1" (2.43m x 2.79m)

Double glazed window to the front, radiator, power point, pendant light fitting.

Bathroom

Double glazed window to rear, panelled bath, hot and cold shower and screen, pedestal wash hand basin, low level WC, heated towel rail, tile surrounds.

Outside

Allocated parking.

Tenure

Freehold. The property is currently let at £10,200 pax (£850 pcm) until July 2025.

EPC

Band C.

Council Tax

The property falls within Band B.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Local Authority

Leicester City Council.

Kal Sangra, Shonki Brothers Ltd

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