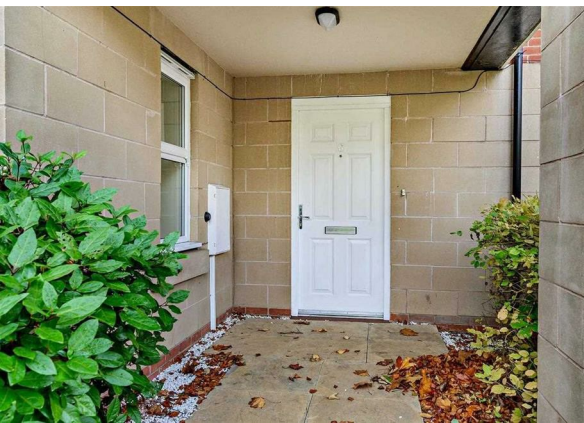
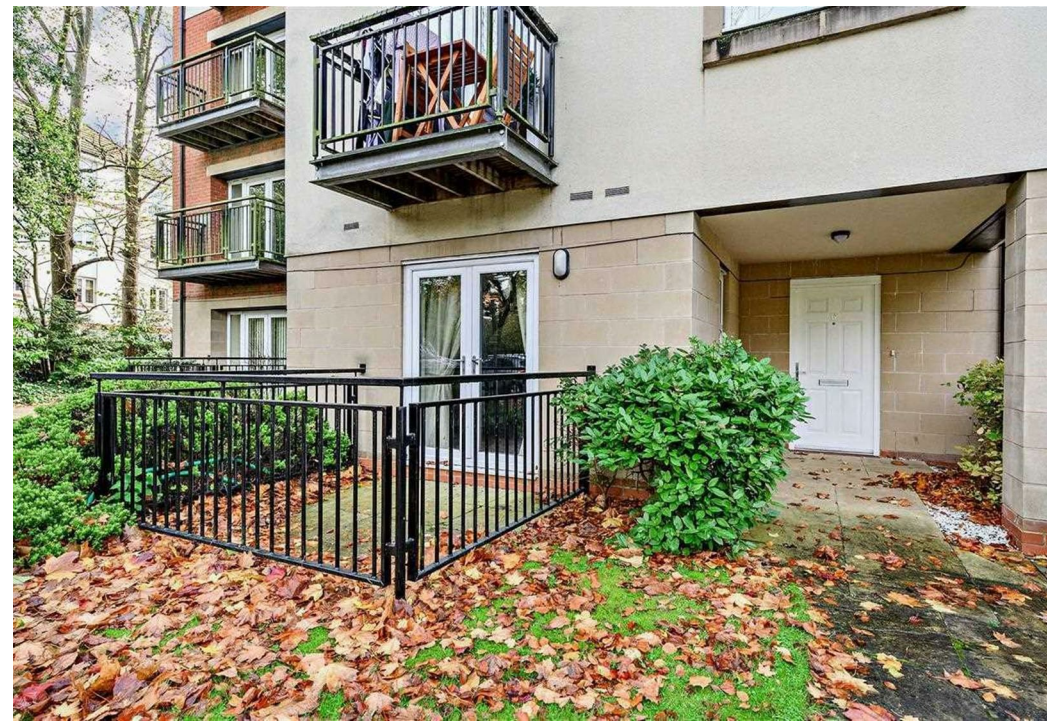
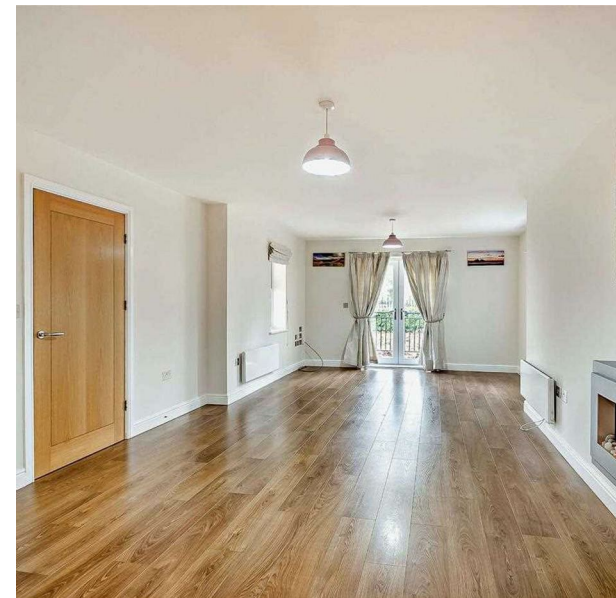


Apartment 6 Stoneleigh, 24 Knighton Park Road, Leicester, LE2 1ZA

£185,000

Council Tax Band: C



Offered to the Leicester property market is this splendid one-bedroom apartment, set in a gated development in the leafy and popular Leicester suburb of Clarendon Park, perfect for investors and professional living.

Clarendon Park is a sought-after location, situated just a mile from Leicester city centre and offering access to the University of Leicester and a wide variety of everyday amenities. The area is also close to some of the city’s most renowned schools, including the independent St. Crispin’s School. Leicester’s mainline station is within easy reach, while the A6, while the M1 and M69 are both within five miles.

The apartment is located on the ground floor of this small, gated apartment building, and features attractive internal décor, including oak doors, wooden flooring and stylish modern fittings. The entrance hall leads to the light, airy, 23ft sitting and dining room, as well as to the cloakroom and the well-proportioned double bedroom. Adjoining the sitting and dining room is a well-equipped kitchen, while the sitting room also has French doors opening onto a private patio space. The large double bedroom has mirrored built-in wardrobes and an en-suite bathroom. To the front of the apartment building there is plenty of secure parking, with allocated resident space.

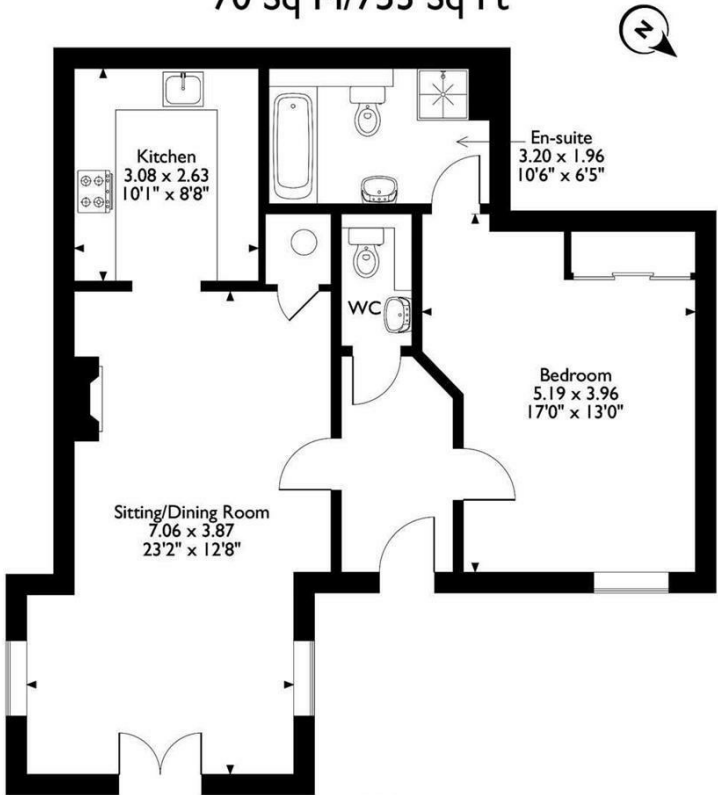
Lease Terms (TBC):

105 years remaining
Annual Ground Rent £250
Annual Service Charge £1735.14



Open House Leicester

Approximate Gross Internal Area
70 Sq M/753 Sq Ft



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		