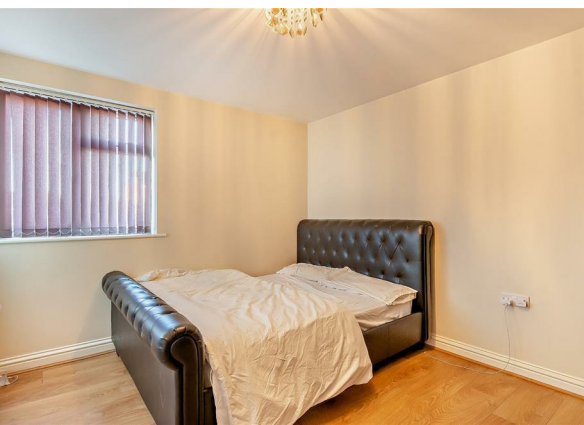


Flat 9, Davenport Road, Leicester, LE5 6SD

£125,000

Council Tax Band: B



We are delighted to welcome to the market this modern, two-bedroom, ground-floor apartment, located in Evington, Leicester. The communal entrance lobby is entered via secure entry phone and the surrounding area outside the apartment block is well-maintained. There is also an allocated parking space in the car park.

Evington is a diverse suburban area located to the east of Leicester. It offers green spaces, including Evington Park, which is popular with residents for walks and sports activities and it hosts a variety of events throughout the year including music festivals and fairs. Evington offers a wealth of everyday amenities too including well-regarded nursery, primary and secondary schools. There are shops, restaurants, supermarkets, Leicester General Hospital, GP surgeries, sports clubs and a Leisure Centre. The home is situated in a highly convenient location, with easy access to the A47 linking it with Leicester City Centre for further retail and leisure facilities and the M1 motorway, offering routes to many countryside destinations. There are national rail connections from Leicester and Syston rail stations.

Upon entering the apartment, you are greeted by a welcoming open-plan kitchen zone which seamlessly flows into the light-filled lounge and dining room - an inviting social space. From the Lounge/Dining Room, you have access to the two bedrooms, the shower room and in-built storage space.

Council Tax: B

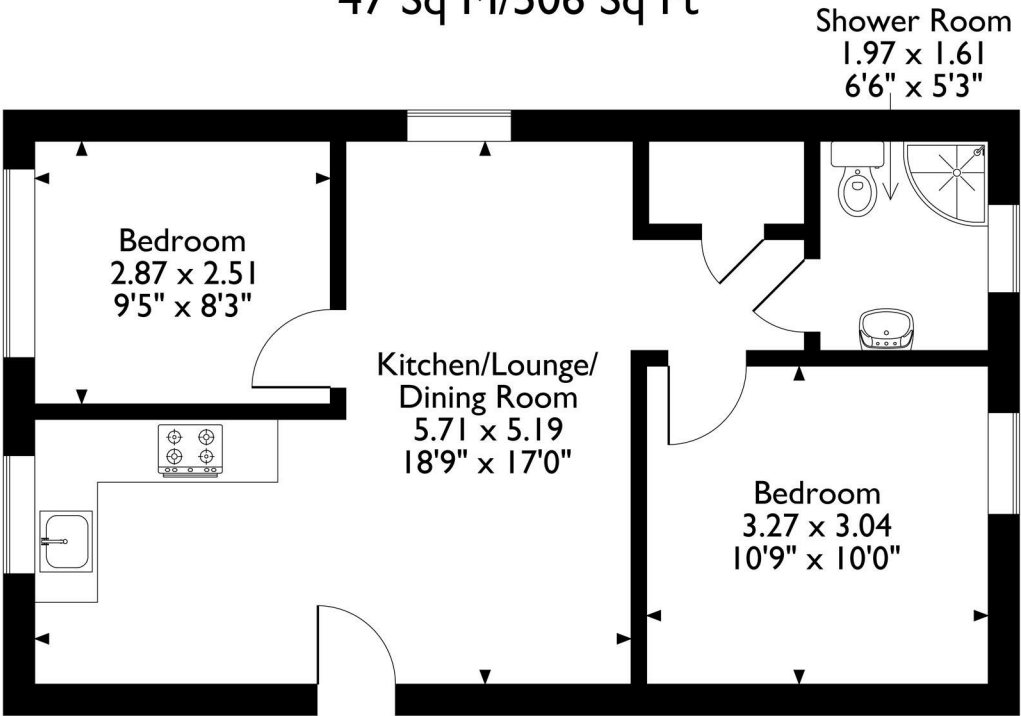
Authority: Leicester

The property can be purchased with vacant possession or with a tenant in situ.



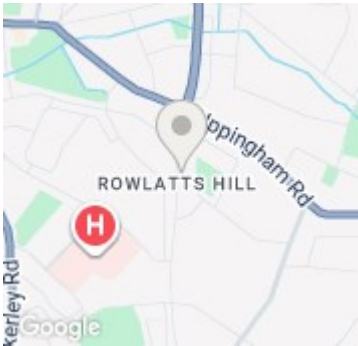
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Approximate Gross Internal Area
47 Sq M/506 Sq Ft



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		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC