



ARCH LIVING

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214 Clarendon Park Road, Leicester, Leicestershire LE2 3AG

£795 Per calendar month

We are pleased to present this Lovely Homely One Bedroom Flat on the popular Clarendon Park Road. The property is situated on the First Floor. The property has recently been refurbished and has been maintained to a high standard. The property benefits from being in the heart of Clarendon Park with all local shop just a stones throw away. Queens Road is just 5 minutes walk from the flat, which boasts a number of bars and restaurants, hair dressers, post office and other amenities.

The property is Unfurnished with white goods. Property benefits from laminate flooring and spotlights throughout with modern fixtures and fittings. Desirable flat in an exceptional area.

This Flat must be viewed to fully appreciate.



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Hallway

A nice light and airy entrance to the apartment with doors leading to the bathroom and the living area.

Bathroom

A good sized bathroom with a 3 piece white bath suite. The bathroom is part tiled with adequate storage space.

Living Room

A spacious living room decorated in neutral colours with laminate flooring for ease of cleaning.

Kitchen

A very good sized kitchen with modern white goods comprising of integrated gas cooker and oven, fridge/freezer and washing machine.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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