

# FOR SALE



**Abbey**  
Lettings & Sales



## Knighton Road

Leicester, LE2 3TQ

**£850 Per month**



A wonderful 1 Bedroom 1st floor flat, which is situated on Knighton Road in the ever popular and desirable Knighton & Claredon Park area which is close to the local shops, Hospital and Leicester University.

The property comprises of entrance hall, lounge/diner area, kitchen area, bedroom and shower room. The property comes with carpeted and vinyl flooring. The property also offers two allocated parking spaces for your vehicles and is fully double glazed.

The property is ideal for people of all ages who are looking for easy commuting to the City Centre which is very close as well as the outer ring roads, Local Shops, Victoria Park, Leicester Royal Infirmary Hospital and Leicester University.



### Entrance Hall

Timber framed front door, ceiling spot light points, vinyl flooring and doors leading to open plan living area, bedroom and shower room.

### Open Plan Living Area 15'5" x 12'2" (4.700 x 3.730)

#### Lounge/Diner Area

Ceiling spot light points, double glazed windows, electric heater and vinyl flooring.

#### Kitchen

Ceiling spot light points, fully fitted kitchen offering base and wall cupboards, rolled edge worktop with sink and drainer, integrated induction hob, electric oven, extractor fan, washing machine, fridge/freezer and vinyl flooring.

### Bedroom 15'3" x 10'6" (4.666 x 3.215)

Ceiling spot light points, double glazed windows, fitted wardrobe and carpeted flooring.

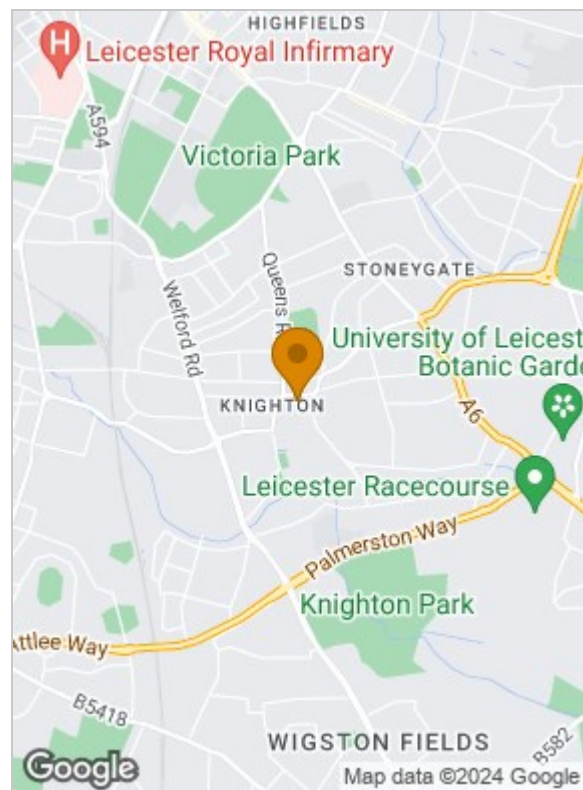
### Shower Room 5'2" x 4'8" (1.594 x 1.424)

Ceiling spot light points, 3 piece shower suite comprising shower cubical with electric shower, wash hand basin with unit below, low level flush toilet, extractor fan, towel radiator and vinyl flooring.

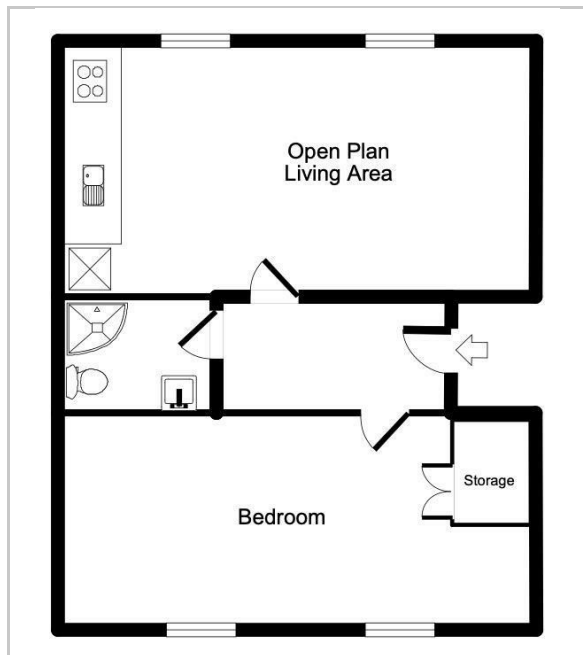
### Externally

To the front of the building there is 2 allocated parking spaces for vehicles.

### Area Map



### Floor Plans



### Energy Efficiency Graph

