

FOR SALE



Abbey
Lettings & Sales



Larchmont Road

Leicester, LE4 0BW

£1,000



Welcome to this charming ground floor apartment located on Larchmont Road in Leicester! This property boasts a convenient location within walking distance to the City Centre, making it ideal for those who enjoy the hustle and bustle of urban living.

Upon entering, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests. The apartment features two spacious double bedrooms, providing ample space for a small family or guests. With two bathrooms, morning routines will be a breeze, ensuring no one is left waiting.

Families will appreciate the proximity to schools, making the morning school run a quick and easy task. Whether you're a young family starting out or a professional looking for a convenient city pad, this apartment offers the best of both worlds - a peaceful retreat in a vibrant urban setting.

Don't miss the opportunity to make this apartment your new home sweet home in Leicester!



Entrance Hall

Apartment front door, 2 ceiling light points, phone entry, radiator, storage cupboard, carpeted flooring and doors leading to lounge/diner, kitchen, bedroom 1, bedroom 2 and bathroom.

Lounge/Diner 14'4" x 13'5" (4.385 x 4.097)

Ceiling light point, double glazed window, radiator, tv & bt points and carpeted flooring.

Kitchen 8'1" x 5'5" (2.480 x 1.676)

Ceiling light point, double glazed window, a fully fitted kitchen offering base and wall cupboards, worktop with sink and drainer with hot and cold mixer tap, integrated 4 ring gas hob, electric oven and extractor fan, washing machine, fridge/freezer and vinyl flooring.

Bedroom 1 11'0" x 9'11" (3.353 x 3.024)

Ceiling light point, double glazed window, built in wardrobes, carpeted flooring and door leading to ensuite shower room.

Ensuite Shower Room 5'9" x 4'10" (1.773 x 1.495)

Ceiling light point, extractor fan, radiator, vinyl flooring, a 3 piece suite comprising of shower cubical with thermostatic shower, wash hand basin and a low level flush toilet.

Bedroom 2 11'5" x 9'10" (3.500 x 3.021)

Ceiling light point, 2 double glazed window, built in wardrobes and carpeted flooring.

Bathroom 6'5" x 5'9" (1.964 x 1.763)

Ceiling light point, extractor fan, radiator, tiled effect vinyl flooring, a 3 piece suite comprising of bath, wash hand basin and a low level flush toilet.

Externally

There is an allocated parking space and communal play areas for children.

Area Map



Floor Plans



Energy Efficiency Graph

