



4 North Avenue, Leicester, LE2 1TL Offers in excess of £125,000

Goodmove are delighted to present this bright and spacious one bedroom apartment to the market.

Occupying a desirable ground floor position, this beautifully presented apartment offers stylish, low-maintenance living in a highly convenient location. Ideally placed for well-regarded schools, universities and local amenities, it is an excellent choice for first-time buyers, professionals and investors.

The welcoming entrance hallway features integrated storage and leads into an impressive open-plan living and dining space, filled with natural light from a large picture window. The adjoining contemporary kitchen is fitted with integrated appliances, while the generous double bedroom benefits from fitted wardrobes. A sleek, modern shower room completes the accommodation.

Externally, the development provides secure off-road parking and a private garage, offering useful storage or secure parking.

Combining modern comfort, convenience and strong investment potential, this impressive apartment presents an excellent opportunity for both owner-occupiers and investors.



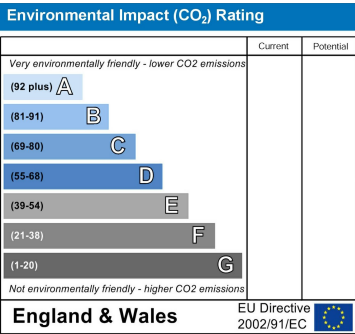
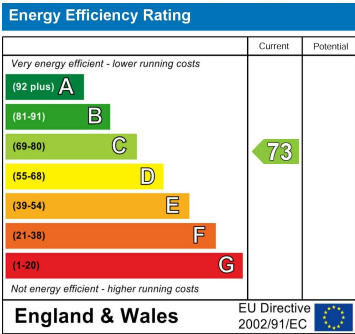
Leasehold Information

82 years remaining on the lease - The vendor is in the process of extending the lease and please call Goodmove for more information.

This information is provided by the vendor and should be verified during the conveyancing process.

Disclaimer

- 1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB
Tel: 0113 892 1166
sales@goodmove.co.uk
www.goodmove.co.uk