



**Connells**

Lime Grove Close  
Leicester





## Property Description

Located in a quiet, green setting within easy reach of local amenities and transport links, this one-bedroom apartment presents a fantastic opportunity for those seeking comfortable and practical living accommodation.

Upon entering the property, you are welcomed into a central hallway connecting all rooms. The generous lounge/dining room offers ample space for both relaxation and dining, enjoying large windows that allow natural light to fill the room. Leading from here, the fitted kitchen provides a functional layout with wall and base units, worktop space, and room for essential appliances.

The double bedroom is well-sized and features two windows overlooking greenery, creating a bright and airy atmosphere. The property also benefits from a modern shower room with tiled shower enclosure, hand basin and WC.

Externally, the property is set within well-established communal grounds surrounded by mature trees, giving the development a peaceful and private feel. The apartment also comes with allocated parking, adding convenience for residents.

Offering generous room sizes and excellent potential to personalise, this home makes a smart choice for both owner-occupiers and investors looking to expand their portfolio.

## Entrance Hallway

A welcoming entrance hallway providing direct access to all rooms within the apartment. Neutrally decorated and featuring built-in storage space, the hallway offers a practical layout ideal for everyday living.

## Lounge / Dining Room

11' 8" x 13' 4" ( 3.56m x 4.06m )

A generous and bright lounge/dining room featuring a wide window that floods the space with natural light. The room comfortably accommodates both living and dining furniture, creating a versatile open-plan area perfect for relaxing or entertaining. Finished in neutral tones with laminate flooring for a modern and low-maintenance feel.

## Kitchen

6' 10" x 9' 7" ( 2.08m x 2.92m )

A well-arranged fitted kitchen offering a range of wall and base units, coordinated worktops and tiled splashbacks. The space includes provision for essential appliances as well as a window overlooking the communal grounds, ensuring good natural light and ventilation. The layout provides practicality while offering scope for personal modernisation.

## Bedroom

9' 4" x 13' 4" ( 2.84m x 4.06m )

A spacious double bedroom positioned at the rear of the property, enjoying a peaceful outlook onto greenery through two large windows. The room benefits from generous floor space for freestanding wardrobes and additional bedroom furniture. Bright, airy and neutrally decorated, it provides a comfortable retreat.

## Shower Room

6' 1" x 5' 5" ( 1.85m x 1.65m )

A modern and well-presented shower room featuring a fully tiled shower enclosure, pedestal wash basin and low-level WC. Finished with contemporary wall tiling and flooring, the room offers a clean and stylish feel with low-maintenance upkeep.

## External & Parking

The property sits within well-maintained communal grounds surrounded by mature trees and landscaped greenery, offering a pleasant and private setting. The apartment also benefits from allocated parking, ensuring convenience for residents and visitors alike.













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22-24 Halford Street  
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EPC Rating:  
 Awaited

Council Tax  
 Band: A

Service Charge: Ask  
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Ground Rent:  
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Tenure: Leasehold

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