

FLOOR PLAN

DIMENSIONS

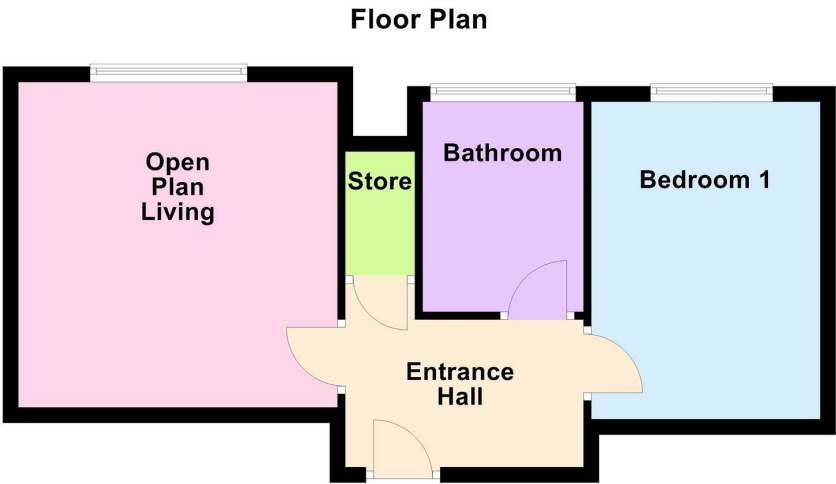
Entrance Hallway

Open Plan Kitchen, Dining, Lounge
13'08 x 13'06 (4.17m x 4.11m)

Bedroom
13'05 x 9'08 (4.09m x 2.95m)

Bathroom
8'11 x 4'09 (2.72m x 1.45m)

Store Cupboard
5'02 x 3' (1.57m x 0.91m)

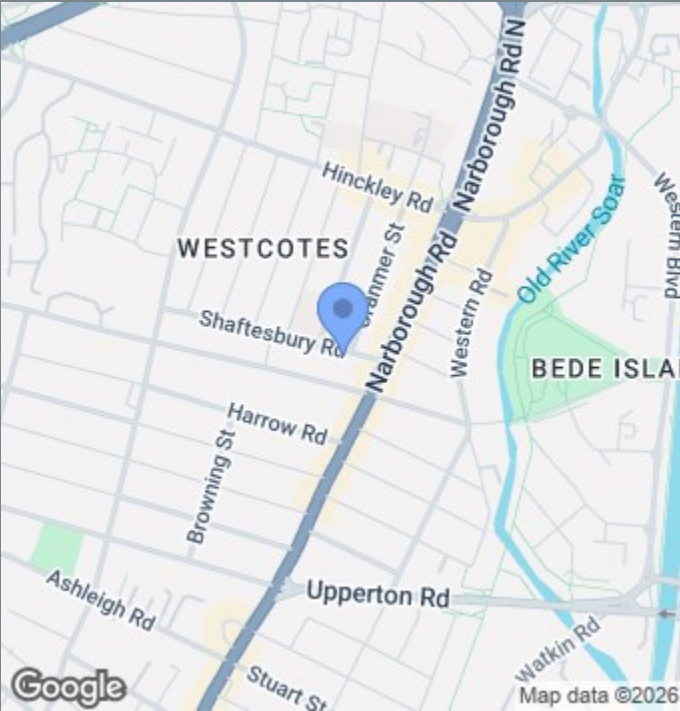


OVERVIEW

- Lovely Top Floor Flat
- Great Location
- No Onward Chain
- Entrance Hallway
- Open Plan Living Area
- One Double Bedroom
- Bathroom
- Allocated Parking
- Viewing Advised
- EER - D, Leasehold, Tax Band - A

LOCATION LOCATION....

The Old School House on Shaftesbury Road is situated within a well-established and characterful part of Leicester, offering a blend of period charm and everyday convenience. The area benefits from a variety of nearby shops, supermarkets, cafés and local amenities, with easy access to Leicester city centre providing a wider range of retail, dining and leisure options. Families are well served by a selection of reputable primary and secondary schools within close proximity, along with access to further education facilities. Residents can also enjoy nearby green spaces such as Western Park and local recreational areas, ideal for outdoor activities and relaxation. Shaftesbury Road is well positioned for travel, with regular bus services into the city centre, Leicester railway station within easy reach, and convenient access to major road routes including the A6 and A563 ring road. Combining character, convenience and connectivity, this location offers a desirable setting within Leicester.



THE INSIDE STORY

Situated in a highly convenient & sought-after location, this well-presented top floor flat is offered to the market with no onward chain, making it an ideal opportunity for first-time buyers, investors, or those looking to downsize. Accessed via a secure entry system, the property provides both comfort & peace of mind. Upon entering the flat itself, you are welcomed by an entrance hall which offers access to all principal rooms, along with a useful storage cupboard—perfect for keeping everyday items neatly tucked away. The heart of the home is the spacious open plan kitchen, dining & lounge area, designed with modern living in mind. This bright & airy space benefits from a window allowing plenty of natural light, while the layout offers excellent versatility—ideal for relaxing, entertaining guests, or even incorporating a work-from-home setup. The kitchen area is well-equipped with a range of wall & base units, providing ample storage, along with an oven, hob with extractor, & plumbing for a washing machine, ensuring practicality without compromising on style. The double bedroom is a comfortable & well-proportioned space, offering plenty of room for bedroom furniture and creating a peaceful retreat at the end of the day. The bathroom is fitted with a clean & modern white three-piece suite, comprising a bath with shower over, wash hand basin & WC, offering both functionality & comfort. Overall, this property is nicely decorated throughout, allowing a buyer to move straight in with ease, while still offering scope to personalise if desired. A fantastic opportunity to acquire a stylish & low-maintenance home in a great location—early viewing is highly recommended.
Ground Rent £50 per annum
Service Charge £1000 per annum

