



**Connells**

Halford House Carty Road  
Hamilton LEICESTER



## Property Description

**\*\*Modern Ground-Floor Flat in a Popular LE5 Location\*\***

This well-presented ground-floor two-bedroom flat offers a fantastic opportunity for first-time buyers, downsizers, or investors seeking a low-maintenance property in a convenient Leicester location. Situated within Halford House, the flat benefits from secure communal access, well-kept shared areas, and excellent proximity to local amenities.

Located just off Carty Road in the popular LE5 area, the property is perfectly positioned for everyday convenience. Nearby you'll find a range of local shops, supermarkets, parks, and eateries. Excellent bus routes provide easy access to Leicester city centre, while major road links such as the A47 and A563 are within quick reach.

The flat opens into a welcoming hallway leading to a bright living area, perfect for relaxing or entertaining. The kitchen is fitted with modern units and worktops, offering plenty of storage and preparation space. The two bedrooms are generously sized, and the bathroom is finished with a clean, modern suite.

With strong rental demand in the area, this property represents an attractive investment opportunity.

## Entrance Hall

The property opens into a welcoming entrance hall offering access to all rooms. The space is neatly presented with neutral décor and practical flooring

## Kitchen/Lounge

The lounge area provides plenty of room for both seating and dining, with a welcoming feel ideal for everyday living, double glazed window overlooking the front and built in electric fire. The adjoining kitchen is fitted with modern units and worktops, offering practical storage and preparation space. built in oven, hob and cooker hood, stainless steel sink unit and space for additional appliances. This combined layout creates a sociable environment, perfect for relaxing or entertaining.

## Bedroom One

Having double glazed window, built in wardrobes and benefits from neutral décor, allowing for easy personalisation,

## Bedroom Two

A versatile second bedroom offering a comfortable space suitable for use as a single bedroom, guest room, home office or dressing room.

## Bathroom

A modern and well-maintained bathroom fitted with a contemporary three-piece suite, including a bath with overhead shower, wash basin and WC. The space is finished with neutral tiling and practical flooring,

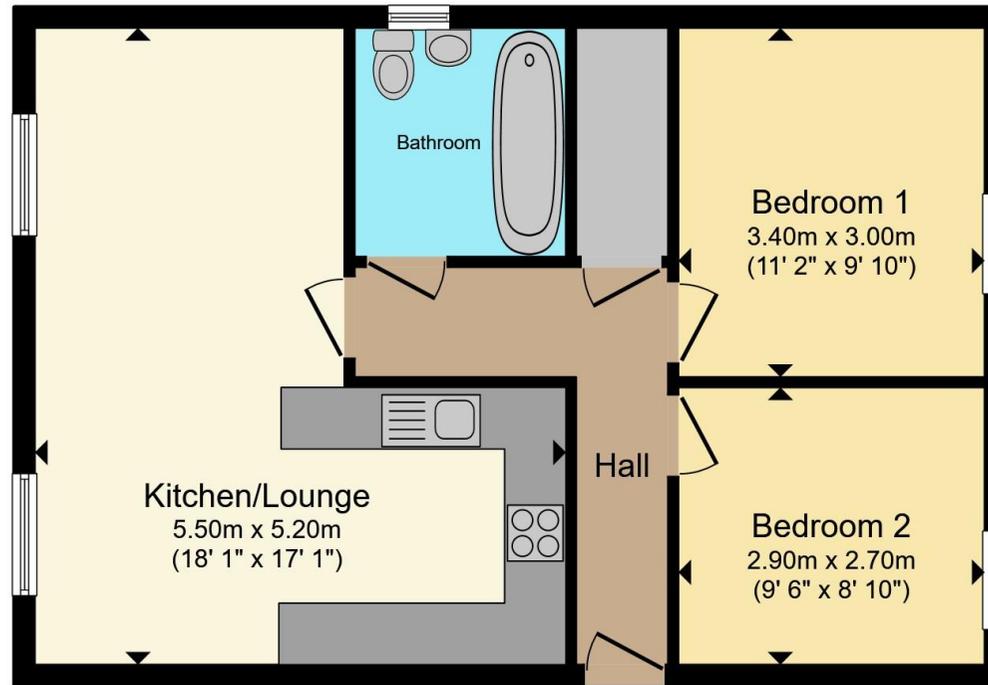
## Outside

The property forms part of a well-maintained residential block with a secure communal entrance and tidy shared grounds. The surrounding area offers on-street parking and easy access to nearby amenities, with local shops, bus routes and green spaces all within walking distance. The building sits in a convenient and established neighbourhood, providing a practical and accessible setting for everyday living.









**Floor Plan**

Total floor area 57.7 m<sup>2</sup> (621 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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22-24 Halford Street  
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EPC Rating: C Council Tax Band: B

Service Charge: 2880.00

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LTR325673](http://connells.co.uk/Property/LTR325673)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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