

# 25 Pavilion Close

Leicester, LE2 7HS

Mercedes Barker
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Beautifully presented throughout, this attractive ground floor apartment offers stylish, contemporary living in a convenient location close to the city centre. Overlooking the cricket field, the property enjoys a pleasant outlook, combining a sense of tranquillity with easy access to local amenities and city centre conveniences.

The heart of the home is the spacious open-plan kitchen, living and dining area, providing a bright and welcoming space perfectly suited to both everyday living and entertaining. The fitted kitchen offers an extensive range of wall and base units, complemented by roll-edged work surfaces, an oven, gas hob with extractor over, and a stainless-steel sink and drainer. There is also plumbing for a washing machine and dishwasher, together with space for a freestanding fridge/freezer.

The apartment features two well-proportioned double bedrooms, with the principal bedroom benefiting from a contemporary en-suite shower room. A modern family bathroom completes the accommodation, offering additional convenience for residents and guests alike.

Further benefits include a designated off-road parking space and well-maintained communal areas. With its appealing outlook, practical layout and convenient location, this property would make an excellent purchase for first-time buyers, professionals, downsizers or investors.

Early viewing is highly recommended to fully appreciate the presentation, outlook and lifestyle this appealing apartment has to offer.

Property Information
Council Tax Band: B
Tenure: Leasehold – 110 years remaining
Ground Rent: £225 per annum
Service Charge: £164.24 per month

## Offers in excess of £130,000

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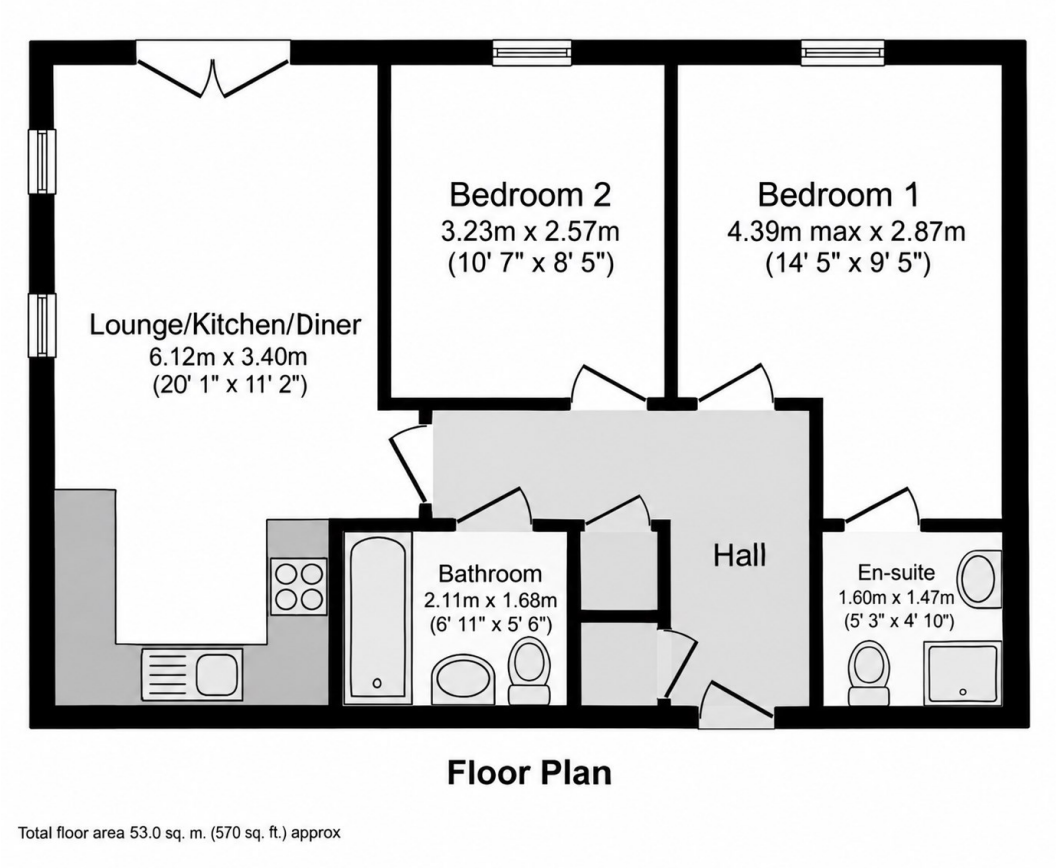








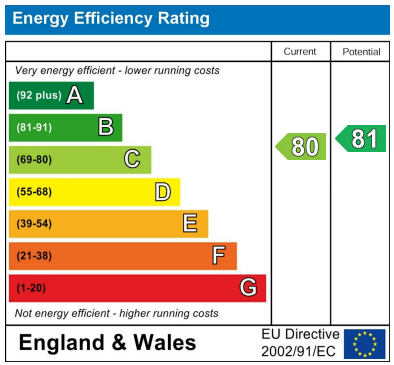
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**Floor Plan**

Total floor area 53.0 sq. m. (570 sq. ft.) approx






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