



**Connells**

Pavilion Close  
LEICESTER



## Property Description

**\*\*Modern Fourth-Floor Apartment with Scenic Views – Pavilion Close, Leicester\*\***

This contemporary fourth-floor leasehold apartment offers stylish urban living within one of Leicester's most popular modern developments. Situated just outside Leicester city centre, Pavilion Close offers the perfect balance of convenience and tranquillity. nearby amenities include Leicester Royal Infirmary, Leicester and De Montfort Universities, local shops, cafés, and transport links and situated within easy access to the city centre and major routes.

The apartment sits within a modern, purpose-built development that has become a favourite among young professionals, medical staff, and postgraduate students thanks to its blend of convenience, comfort, and contemporary design.

Whether you're stepping onto the property ladder, searching for a low-maintenance home, or seeking a reliable investment, this apartment delivers a lifestyle that's both effortless and rewarding.

## Entrance Hall

The apartment opens into a welcoming hallway that provides access to all rooms, creating a practical and well-organised layout.

## Open Plan Kitchen/Living Room

This bright and spacious open-plan kitchen and living area forms the heart of the home, offering a modern and versatile space ideal for relaxing or entertaining. Large windows draw in plenty of natural light, enhancing the room's airy feel, while the Juliette balcony provides an attractive outlook and a sense of openness.

The kitchen is fitted with contemporary units, ample worktop space and integrated appliances, creating a clean and practical cooking area.

## Bedroom One

A generously sized double bedroom having large window bringing in plenty of natural light. The neutral décor provides a clean backdrop for a range of furniture styles, while the layout easily accommodates a double bed, wardrobes and additional storage.

## Bedroom Two

A well-proportioned single room, ideal for use as a guest bedroom, home office or dressing room. A good-sized window provides plenty of natural light, giving the space a bright and welcoming feel.

## Shower Room One

Fitted with a shower cubicle, low level WC, wash hand basin and radiator

## Shower Room Two

Fitted with a shower cubicle, low level WC, wash hand basin and radiator

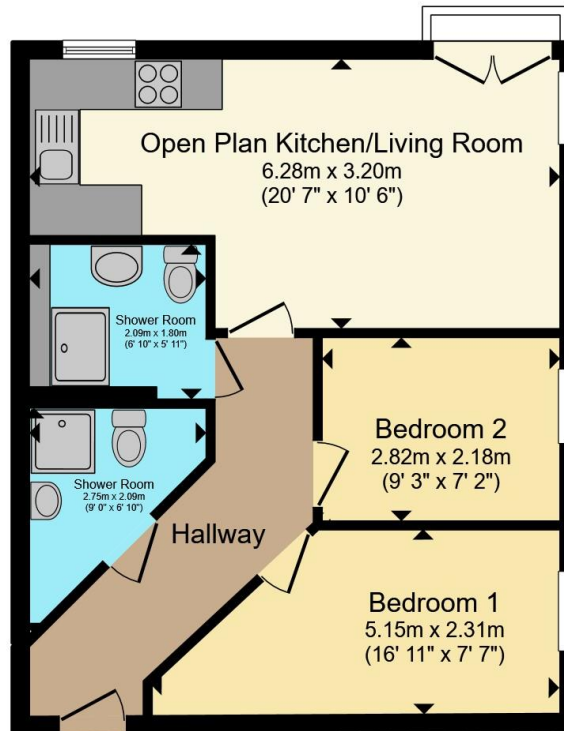
## Outside

The development benefits from well-maintained communal grounds, offering a clean and welcoming environment around the building and residents have access to an allocated parking space









Total floor area 48.8 m<sup>2</sup> (526 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)



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: 1935.00

Ground Rent: 225.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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