

2e Cross Road, Leicester

£155,000 Leasehold

Charming one-bed coach house style maisonette in Clarendon Park. Beautifully decorated, modern kitchen & bathroom, glazed sash windows, allocated parking, and communal gardens.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



0116 274 5544





Entrance Hall

A warm, welcoming entrance via a secure hardwood door. Showcases premium wood-effect ceramic tile flooring, a wall-mounted radiator, and stairs rising gracefully to the first-floor landing.

Bedroom One

10' 5" x 9' 0" (3.17m x 2.75m)

A beautifully presented double bedroom flooded with natural light pouring through a traditional glazed sash window facing the front elevation. Complemented by a continued wood-effect ceramic tile floor and radiator.

Family Bathroom

10' 5" x 9' 0" (3.17m x 2.75m)

A stylishly appointed three-piece bathroom suite featuring premium marble-effect floor tiles. Includes a panelled bath with a shower head and protective screen over, a low-level WC, and a wash-hand basin complete with integrated under-basin drawer storage. Finished with modern tiled splashbacks, a radiator, and a front-facing glazed sash window.



First Floor

Giving direct access to the main living area.

Lounge

10' 8" x 9' 0" (3.26m x 2.75m)

A bright, light and airy living room highlighted by a glazed sash window to the front elevation. Includes a feature drop-down pendant light, luxury carpet and radiator.

Kitchen

8' 8" x 9' 0" (2.64m x 2.75m)

A highly contemporary fitted kitchen featuring a range of sleek base and wall units with matching laminated work surfaces and an incorporated stainless steel sink and mixer tap. Boasts an integrated four-ring electric ceramic hob and oven. Offers a dedicated space for a fridge, plumbing for a washing machine, and a built-in cupboard seamlessly housing the central heating boiler. Finished with wood-effect flooring and a glazed sash window to the side elevation.

Communal Garden

The property benefits from beautifully maintained communal courtyard gardens, offering a peaceful pocket of outdoor space.

Allocated Parking

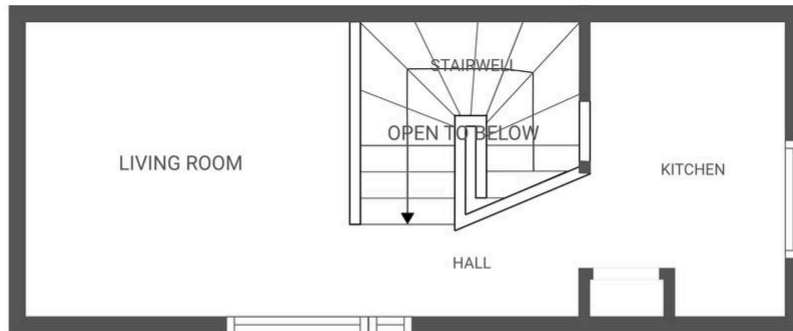
For one vehicle.

Lease Information:

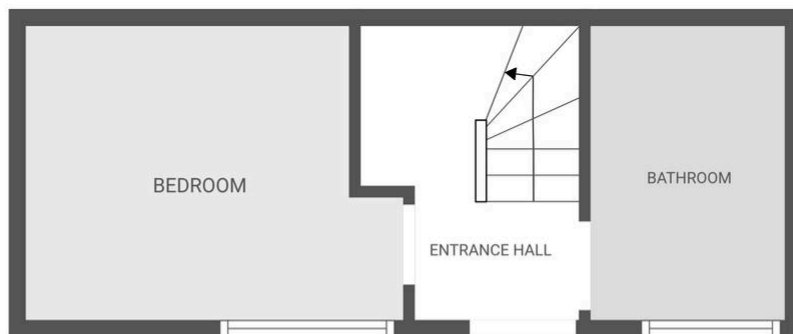
87 Years remaining on the lease

Service Charge: 59.10 Per calendar month

Ground Rent: £0.00



1st floor



Ground floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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