



Connells

Pavilion Close
Leicester



Property Description

Discover this appealing one-bedroom modern apartment situated within the popular Pavilion Close development, a well-established residential community offering convenience, comfort, and excellent access to Leicester's key amenities.

Pavilion Close is positioned just outside Leicester City Centre, offering the perfect balance between urban convenience and quieter residential living. The area provides easy access to Leicester Royal Infirmary, University of Leicester & De Montfort University, city centre shops, cafés, and restaurants and local transport links and major road networks.

The apartment opens into a light-filled lounge, offering a comfortable area for relaxing, dining, or entertaining. Large windows allow natural light to flow through, creating an airy feel throughout the day, the kitchen is designed for practicality, with contemporary units, ample storage, and space for appliances, one comfortable sized bedroom and bathroom.

With its modern layout, excellent location, and strong long-term appeal, Pavilion Close represents a fantastic opportunity for anyone seeking a comfortable home or a reliable investment in Leicester's thriving LE2 district. Early viewing is strongly recommended to fully appreciate what this superb home has to offer.

Hallway

A welcoming entrance hallway offering access to all rooms, creating a practical and well-organised layout. The space includes a secure entry intercom system and neutral décor

Lounge/Dining Room

A bright and generously sized lounge/dining room offering a comfortable and versatile living space. Large windows allow plenty of natural light to fill the room, creating a warm and inviting atmosphere throughout the day, central heating radiator and finished with neutral décor

Kitchen

Fitted with a range of contemporary wall and base units, offering excellent storage and workspace. The design includes integrated appliances such as an oven, hob, and extractor, along with space for additional white goods.

Bedroom One

A spacious double bedroom with ample space for a double bed and additional bedroom furniture, radiator and double glazed window

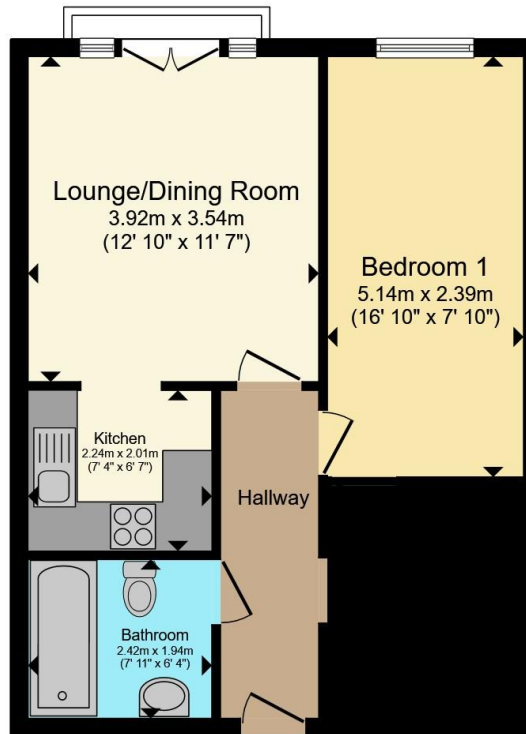
Bathroom

Fitted with a three piece white suite comprising panelled bath with shower over and glass shower screen, wash hand basin and low level WC









Total floor area 48.7 m² (524 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



To view this property please contact Connells on

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22-24 Halford Street
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EPC Rating: B

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LTR325873

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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