

JAMES SELICKS

5 THE PAR

193 EVINGTON LANE
EVINGTON
LEICESTER
LE5 6DJ

PRICE: £290,000



A fantastic and spacious, two bedroom, two bathroom apartment located on the first floor of this select development, built in 2018 to an incredibly high specification and boasting superb views over the Leicestershire Golf Club.

Entrance hall • utility • spacious open plan sitting/dining/kitchen • large terrace • master bedroom • en-suite • bedroom two • shower room • two gated basement parking spaces • EPC - B

Location

The Par is a modern, exclusive purpose built block of just eight apartments, conveniently located within walking distance of day-to-day amenities within Evington village including shopping, a parish church and a public house. The fashionable Allandale Road/Francis Street shopping parades in Stoneygate are close by, and there are frequent transport links into Leicester city centre for a wider range of shopping and the mainline railway station.

Accommodation

The building is entered via a smart communal reception hall with a video door entry system, housing the post boxes, lift and stairs to all floors. The apartment which has gas central underfloor heating is entered via a private entrance hall with Karndean flooring, housing a useful utility. The open plan living/dining area has Karndean flooring throughout, two feature windows to the side and French doors onto a large glass-walled balcony enjoying views of the communal grounds and golf course beyond. The kitchen has a continuation of Karndean flooring, inset ceiling spotlights and boasts an excellent range of urban gloss eye and base level units and drawers, quartz marble style preparation surfaces, integrated appliances include a Smeg dishwasher, two Smeg electric ovens with induction hob and a stainless steel chimney style extractor hood above. A utility provides space and plumbing for an automatic washing machine and tumble dryer.

The superb master bedroom has Hammond fitted wardrobes and drawers plus bedside cabinets, a window to the front and an en-suite providing a large shower enclosure, enclosed WC and a wash hand basin with cupboards under, inset ceiling spotlights and fully tiled walls. Double bedroom two has built-in wardrobes. A further shower room provides a large shower enclosure, enclosed WC and a wash hand basin with cupboards under, inset ceiling spotlights and fully tiled walls.

Outside

The apartment enjoys a balcony overlooking the beautiful communal gardens and Leicestershire Golf Course beyond. There are two, secure allocated basement parking spaces, plus resident and visitor's parking.





Lease Details

Whilst we make every effort to ensure these details are correct, they are subject to change, are not to be relied upon & **MUST** be verified by your Solicitor.

Tenure: Leasehold

Lease Term: 125 years from 2018.

Ground Rent: £250 per annum.

Service Charge: Approximately £2,760 per annum.

Management Company: The Par (Leicester) Management Company Limited.

Listed Status: None.

Conservation Area: None.

Local Authority: Leicester City Council

Tax Band: E

Services: Offered to the market with all mains services and gas central heating.

Broadband delivered to the property: Unknown.

Construction: Believed to be standard.

Wayleaves/Rights of Way/Covenants: None out of the ordinary for an apartment block.

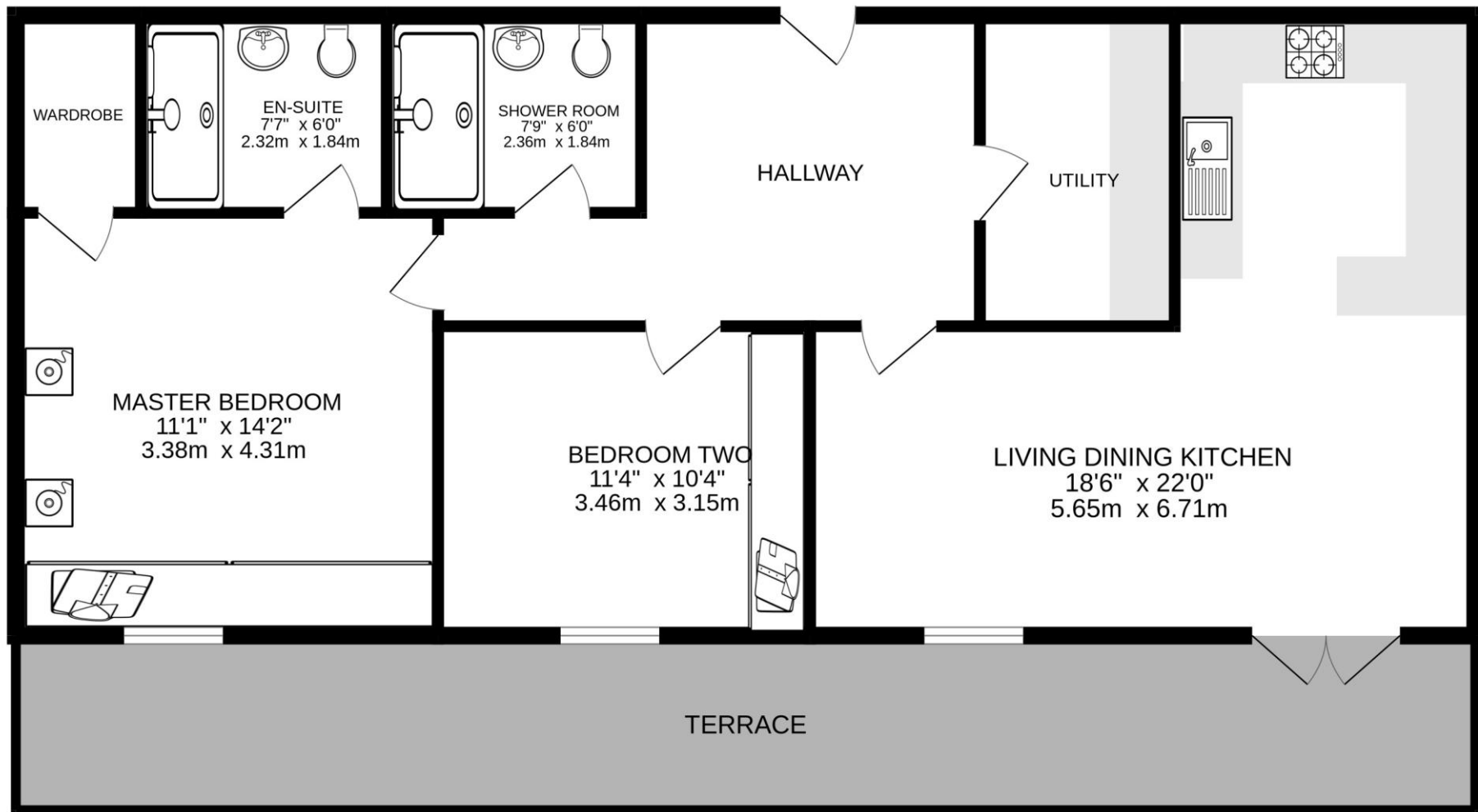
Flooding issues in the last 5 years: None our Clients are aware of.

Planning issues: None our Clients are aware of.

Accessibility: No specific accessibility modifications made. There is a lift.



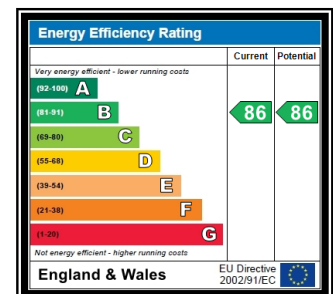




5 The Par, 193 Evington Lane, Evington, Leicester LE5 6DJ

Total Approximate Gross Internal Floor Area = 850 SQ FT / 79 SQ M

Measurements are approximate.
Not to scale.
For illustrative purposes only.



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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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