



**North Avenue
Leicester, LE2 1TL**

£120,000

Gao
GetAnOffer



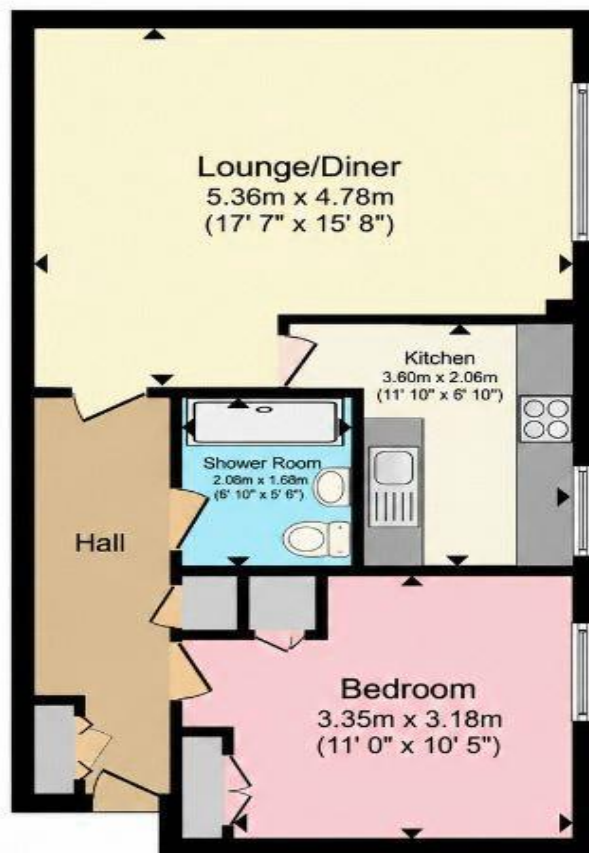
MAIN FEATURES:

- Well Presented Ground Floor Flat
- Modern Fitted Kitchen
- Good Size Lounge/Diner
- Double Bedroom & Shower Room/WC
- New Lease on Completion
- Allocated Parking & Garage

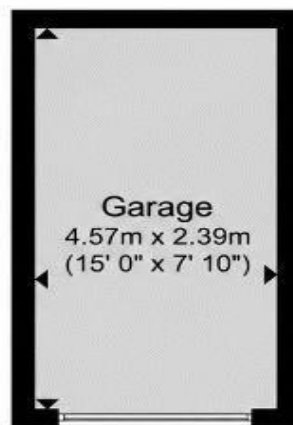
A well-presented ground floor one-bedroom flat offering comfortable, low-maintenance living in a convenient and sought-after Leicester location. An ideal opportunity for first-time buyers, downsizers or investors, the property also benefits from allocated parking, a garage and a new lease on completion. The accommodation comprises a welcoming entrance leading to a good-sized lounge/diner, providing ample space for both relaxing and entertaining. The modern fitted kitchen offers a practical and stylish space for everyday cooking, while the generously proportioned double bedroom provides comfortable accommodation. Completing the interior is a contemporary shower room/WC. Externally, the property benefits from the added convenience of allocated off-road parking and its own garage, providing useful additional parking or storage space.

The Sycamores is well positioned for enjoying everything Leicester has to offer. North Avenue provides convenient access to the city centre, with a wide range of shops, restaurants, cafés and leisure facilities within easy reach. The area is also well placed for Leicester Railway Station, the University of Leicester and Victoria Park, together with local amenities and transport links.

Early viewing is highly recommended to appreciate the accommodation and location on offer.



Floor Plan



Garage

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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