



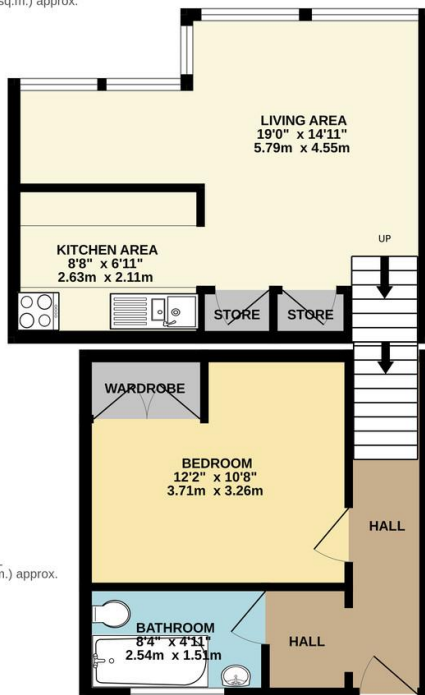
FOR SALE

1 Bed Flat in Falmouth Road, Leicester LE5 4WH
£109,950

Situated within a highly sought-after part of Evington, this stylish second floor flat offers the perfect home for first time buyers, professionals or those seeking a low-maintenance flat close to everyday amenities. Enjoying elevated views across the city to the rear, the property forms part of a purpose-built development with the added benefits of off-road parking, a garage in a separate block and well-maintained communal grounds.



LOWER LEVEL
258 sq.ft. (23.9 sq.m.) approx.

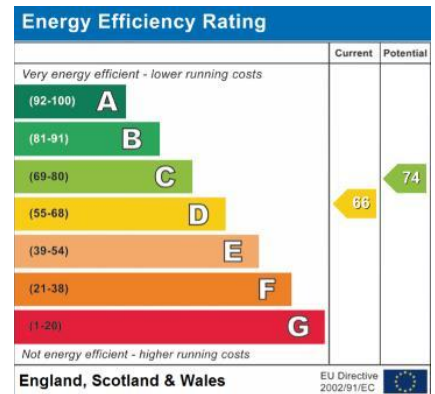


UPPER LEVEL
246 sq.ft. (22.9 sq.m.) approx.

TOTAL FLOOR AREA : 504 sq.ft. (46.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



- Second Floor Apartment
- Purpose Built Development
- Highly Sought After Evington Location
- Ideal First Time Buy
- Open Plan Living Space
- Views Across The City To The Rear
- Garage In Separate Block
- Off Road Parking Available

