



**Larchmont Road, Leicester LE4 0BW**



**welcome to**

**Larchmont Road, Leicester**

Conveniently located two bedroom first floor flat, ideal for easy commuting to Leicester City Centre and close to local amenities. Features a hallway, spacious lounge, functional kitchen, two bedrooms and a bathroom. Allocated parking available.



**Communal Entrance**

With access to all floors.

**Flat Entrance Hall**

Integrated store cupboard, secure intercom and radiator.

**Lounge**

21' 1" x 12' 10" ( 6.43m x 3.91m )

Two double glazed windows to the front, two double glazed windows to the rear and two radiators.

**Kitchen**

6' x 10' 10" ( 1.83m x 3.30m )

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, radiator, integrated oven and hob. Double glazed window to the rear.

**Bedroom One**

10' 6" x 8' 8" ( 3.20m x 2.64m )

Double glazed window to the front, fitted wardrobes and radiator.

**Bedroom Two**

10' 4" x 5' 6" ( 3.15m x 1.68m )

Double glazed window to the front and radiator.

**Bathroom**

Double glazed window to the rear, bath with shower over, WC, hand wash basin and radiator.

**Communal Garden**

With side shared access

**Parking**

The flat benefits from having allocated parking.



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welcome to

## Larchmont Road, Leicester

- Two Bedroom First Floor Flat
- Ideal for Commuting to City Centre
- Spacious Lounge and Kitchen
- Allocated Parking Available
- Close to Bus Routes and Major Roadways

Tenure: Leasehold EPC Rating: C

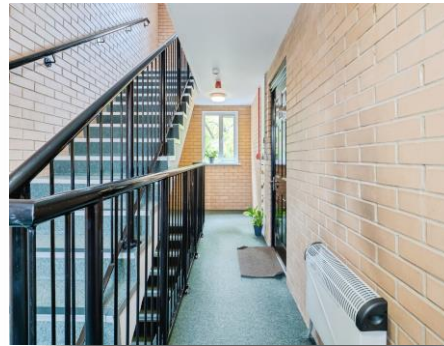
Council Tax Band: B Service Charge: 1952.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003.  
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£150,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LHS118655 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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