



Apt 16, Stoneleigh, 24 Knighton Park Road

Guide Price **£240,000**



Part of

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Apartment 16

Stoneleigh, Leicester

Well presented furnished 2 bed, 2 bath second floor apartment in Clarendon Park with balcony, lift, parking, communal grounds, secure entry, and easy access to city centre and local amenities. Council Tax band: G

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- No Upward Chain
- Allocated, Gated Parking
- Two Bedrooms and Two Bathrooms
- Balcony
- Popular Stonegate Location
- East Access to the City Centre, Transport Links and Amenities



Apartment 16

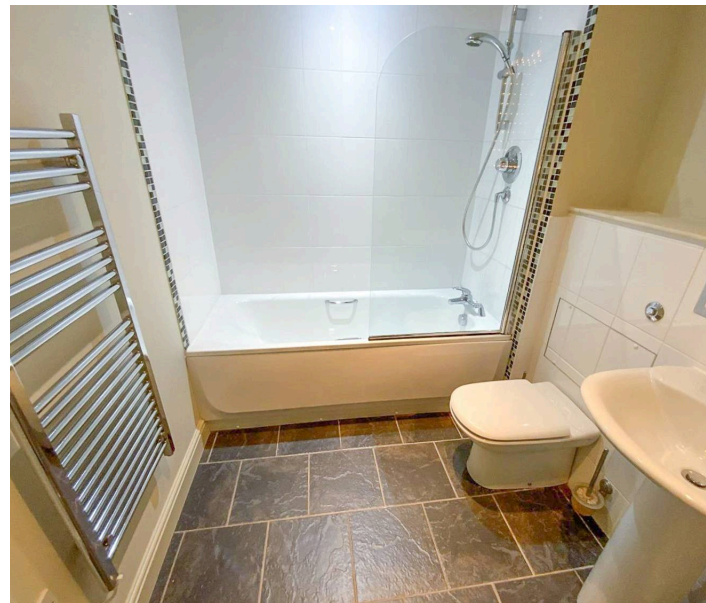
Stoneleigh, Leicester

A well presented furnished apartment in Stoneleigh, which is arguably one of the most impressive properties situated in the heart of the fashionable suburb of Clarendon Park opposite Victoria Park and within walking distance of the Queens Road.

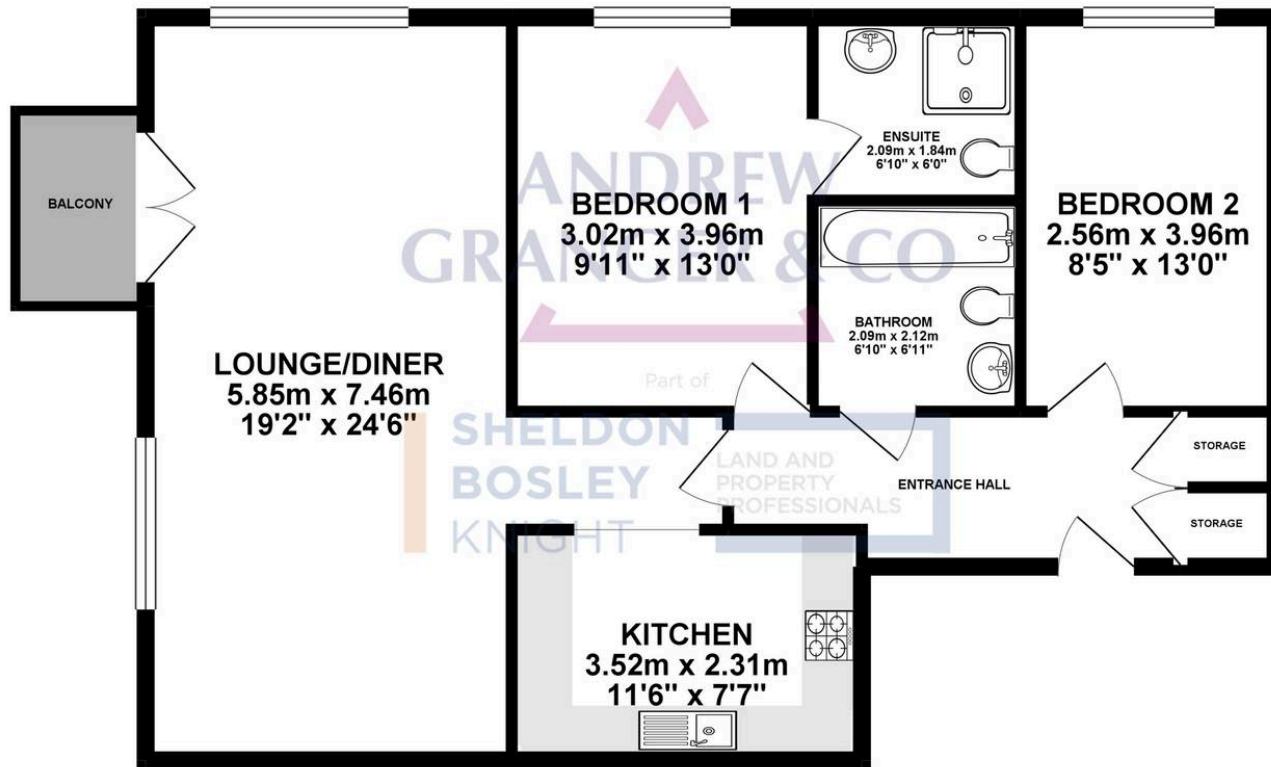
The property is accessed via secure entry system to communal entrance hall with a lift and stairs to all floors. The accommodation in brief comprises private reception hall, open plan living area with balcony off, breakfast kitchen with integrated appliances, inner lobby with storage facility, master double bedroom with fitted wardrobes and en-suite shower room, second double bedroom and bathroom with three piece white suite and shower over bath.

Outside the property offers allocated car parking for one vehicle and well maintained communal grounds.

The position offers easy access into Leicester city centre and professional quarters, popular local schooling and localised shopping facilities found along the Queens Road and Clarendon Park Road shopping parade.



GROUND FLOOR 79 sq. m.
(850.35 sq. ft.)



TOTAL FLOOR AREA : 79.00 sq. m. (850.35 sq. ft.) 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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Andrew Granger & Co (Part Of Sheldon Bosley Knight)

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DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

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These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.