



CLARENDON PARK ROAD, LEICESTER

£850 PER MONTH

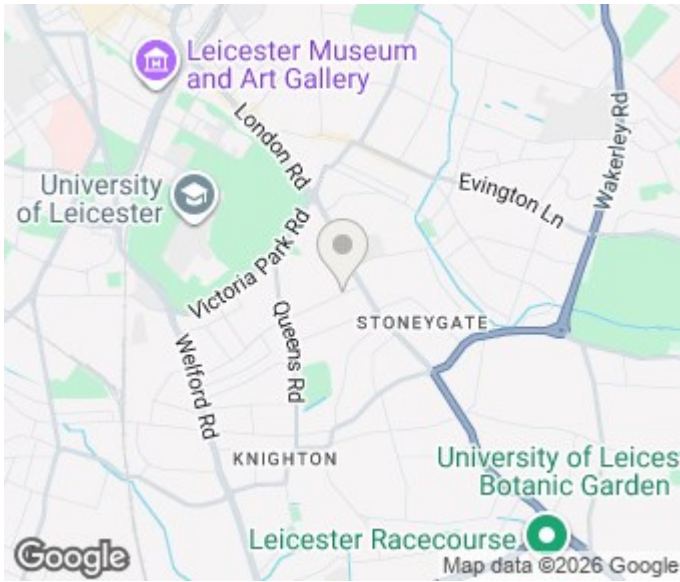
Nestled in the desirable area of Clarendon Park Road, Leicester, this charming second-floor flat offers a delightful living experience. With two bedrooms, including a single bedroom featuring a convenient cupboard and a larger second bedroom. This property is perfect for small families or professionals seeking a comfortable home.

There is a spacious and bright lounge with beige carpets, creating a warm and inviting atmosphere. The flat benefits from double glazing, ensuring a peaceful environment while enhancing energy efficiency. The kitchen is well-equipped with essential appliances, including a fridge freezer, washing machine, gas hob, and oven, making it ideal for those who enjoy cooking and entertaining.

The property boasts one bathroom, providing all the necessary amenities for modern living. Additionally, the flat is serviced by both gas and electric, ensuring comfort throughout the year.

Situated close to schools and local amenities, this flat offers convenience and accessibility, making it an excellent choice for those who value community living. This property presents a wonderful opportunity to enjoy a charming home in a vibrant area of Leicester.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements

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