



Connells

Manitoba Road
Leicester



Property Description

Ideally situated just a short walk from Leicester city centre, making it great for professionals, students or those seeking urban living.

A charming 1-bedroom flat in a well-maintained building on Manitoba Road, Leicester, LE1. Situated in a highly convenient location, close by to shops, parks and schools.

This bright and spacious ground floor apartment offers low maintenance living, for those seeking convenience, comfort and excellent connectivity.

Modern, generously sized lounge with neutral decor, fitted kitchen with a range of wall and base units and plumbing for appliances, comfortable double bedroom with ample space for furniture and three piece bathroom suite. The development is well maintained with secure entry system.

appliances, radiator and double glazed window

Bedroom

11' 8" x 11' 5" (3.56m x 3.48m)

Spacious double bedroom with ample space for additional furniture, radiator and double glazed window

Bathroom

5' 9" x 7' 6" (1.75m x 2.29m)

Fitted with a three piece bathroom suite, including panelled bath, wash hand basin and low level WC, radiator and obscure glazed window allowing privacy

Outside

The property benefits from a rear garden and the residential block is set back from the road offering ample on-street parking

Entrance Hall

Offering access to all main rooms

Lounge

9' 9" x 13' 8" (2.97m x 4.17m)

A bright and generously sized lounge, having double glazed window and radiator

Kitchen

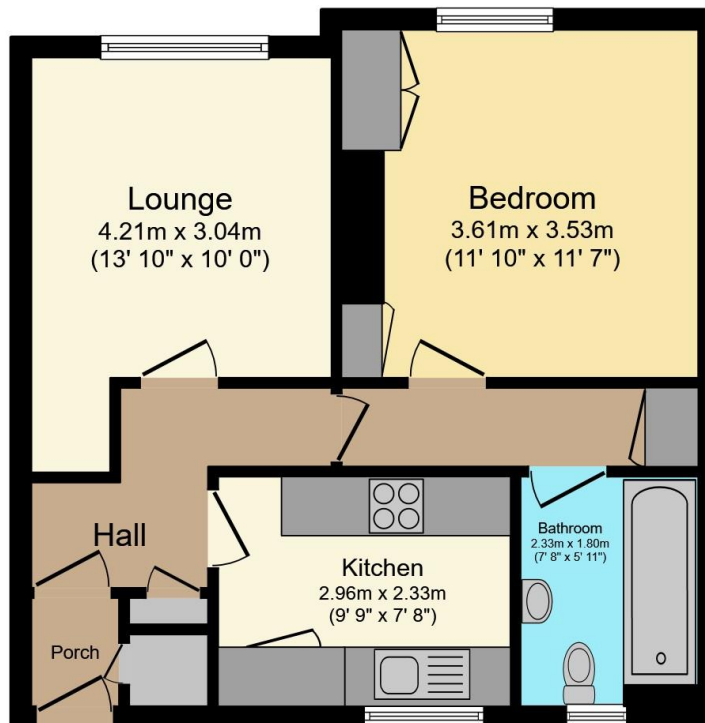
9' 7" x 7' 6" (2.92m x 2.29m)

Fitted with a range of wall and base units, plumbing for washing machine, space for









Total floor area 45.4 m² (489 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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22-24 Halford Street
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EPC Rating: D Council Tax Band: A

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LTR325398

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, 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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