

Knighton Court
Knighton Park Road,
Clarendon Park, LE2 1ZB

Asking Price: £169,000



Oliver Rayns
ESTATE AGENTS



- Spacious One Bedroom Apartment
- Modern Kitchen With Fitted Appliances
- Single Garage With Communal Parking
- Master Bedroom With Fitted Wardrobes
- Contemporary Bathroom
- Immaculately Presented Throughout
- Sought After Clarendon Park Location
- Ideal For First Time Buyer's



This spacious, first floor, one-bedroom apartment is beautifully presented and located in the highly desirable Clarendon Park area of Leicester. Situated in Knighton Court, this residence offers easy access to local amenities within walking distance. Including Victoria Park, the University of Leicester, the train station, and the City Centre.

The immaculately presented grounds include an expansive front lawn, private parking and well-maintained gardens. The block benefits from a lift while the entrance to the apartment is through a private lobby leading into a well-proportioned dining area with storage cupboards and intercom system.

Leading off the dining area is an impressive galley kitchen with ample kitchen cabinetry and integrated washing machine. It also includes a large pantry with additional storage and space for a fridge freezer.

The generous living area features a large bay window complete with a balcony door, allowing abundant natural light to flood the room. While the charming double bedroom includes a wall of built-in wardrobe space and views across the private gardens.

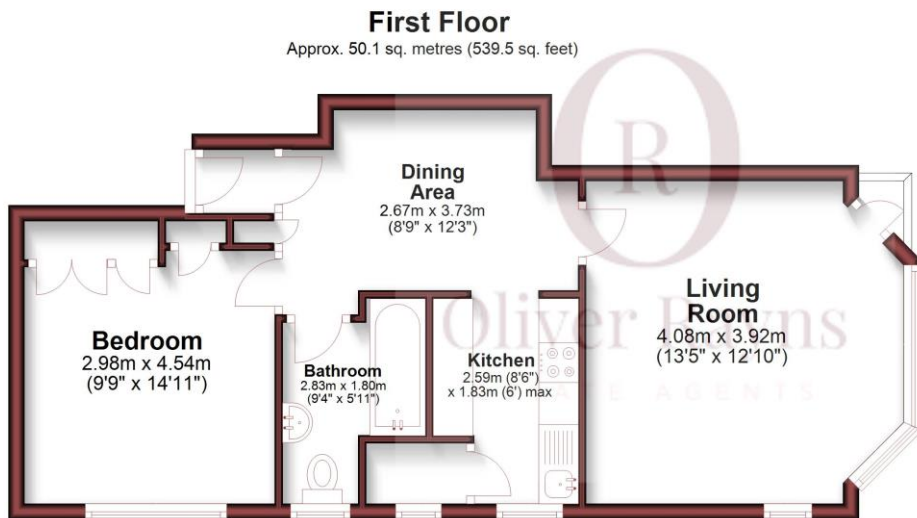
Next to the double bedroom is an impressive bathroom with white suite comprising of a bath with shower over. It is decoratively tiled throughout with a vanity unit and shelving providing storage.

The apartment includes a single garage with up-and-over door immediately adjacent to the block. Ample private parking is available in the court for residents and visitors. The block also includes a secure and sheltered bicycle store. Knighton Court is highly popular due to the beautifully maintained gardens, private parking and superb location.

Viewings and Directions:

Viewing by appointment only through the sole agent Oliver Rayns.





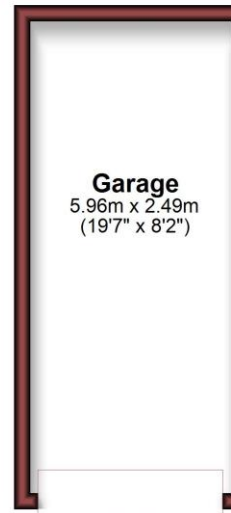
Total area: approx. 65.0 sq. metres (699.2 sq. feet)

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 errors, omissions or mis-statements. This plan is for illustration purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All measurements include garages and outbuildings.

Plan produced using PlanUp.

Outbuilding

Approx. 14.8 sq. metres (159.7 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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