



**Fleetwood Court Clarendon Park, 28 Leopold  
Road, Clarendon Park, Leicester, LE2 1YB**

**Asking Price: £139,950**

*Leasehold*

# Fleetwood Court Clarendon Park, 28 Leopold Road, Clarendon Park, Leicester, LE2 1YB

In one of Leicester's most popular suburbs, Clarendon Park, is this ground floor flat offered for sale with well-proportioned accommodation. Within walking distance of the Queens Road shopping parade and the city centre, the property benefits from open-plan living, two bedrooms and allocated parking.

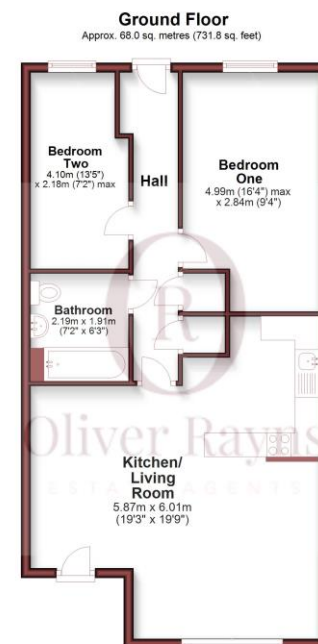
This superb flat presents an exciting opportunity to get on the housing ladder, or for those wishing to downscale and be closer to the town centre. Approached via a paved path with a storm porch above, as you enter through the front door you are greeted by the wonderfully bright open-plan living room with a lovely wood floor that continues throughout the living space.

The fitted kitchen has a range of wall and base units offering ample storage space with composite work surfaces and tiled walls above, a single drainer sink unit with a mixer tap, an integrated electric oven and hob with an extractor hood above, space and plumbing for a washing machine as well as space for a fridge freezer.

An internal hall at the rear of the property contains two storage cupboards and there is a door that leads to the car park and the flat's allocated parking space. Off the hall are the two double bedrooms, both of which look out over the rear of the property.

The part-tiled bathroom has a white suite comprising of a low-level

- Leasehold
- Ground Floor Flat
- Leasehold Property
- 105 Years Remaining
- Open Plan Living / Kitchen
- Two Bedrooms
- Bathroom Suite & Shower
- Secure Off Road Parking
- Investment




Total area: approx. 68.0 sq. metres (731.8 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.





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

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### Disclaimer

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