



**Flat 1, Avenue Road, Clarendon Park, Leicester,  
LE2 3EA**

**Asking Price: £150,000**

*Leasehold*



# Flat 1, Avenue Road, Clarendon Park, Leicester, LE2 3EA

An exciting opportunity to acquire a transformed property within the highly sought after southern suburb of Clarendon Park.

All of the rooms are positioned off the welcoming entrance hall. The well-proportioned living comes in the form of a large open plan living dining room with stunning room-wide window overlooking the greenery outside, and recently refitted kitchen. The modern kitchen has been fitted with a range of neutral high gloss, handleless wall and base units with high specification worksurfaces and upstands in a complimenting mottled grey colour. An electric oven and hob have been installed along with a stainless steel sink and drainer unit. A recess offers space and plumbing for a freestanding utility appliance.

Across the hall, the double bedroom is found. The bedroom provides a generous space for freestanding furniture and is decorated with a calming and modern colour palette. The occupier and guests alike share access to the contemporary shower room with its striking matt black accessorised sanitaryware. The room has been fitted with a double size walk in shower with dual rainhead shower and handheld attachment, wash hand basin set atop a stylish storage unit, and WC.

This flat is located within a small block containing just eight properties, set behind its sister block which fronts Avenue Road. A secure entrance, using either a code or fob, grants access into the communal and well-maintained entrance hall. The flat's private entrance is then positioned off here.

This property offers much sought after off road parking.

#### Lease Details:

Lease term: 125 years from 1991 with 91 years remaining

Service charge: Approx. £45.44 per month

Ground rent: Approx. £10 per annum

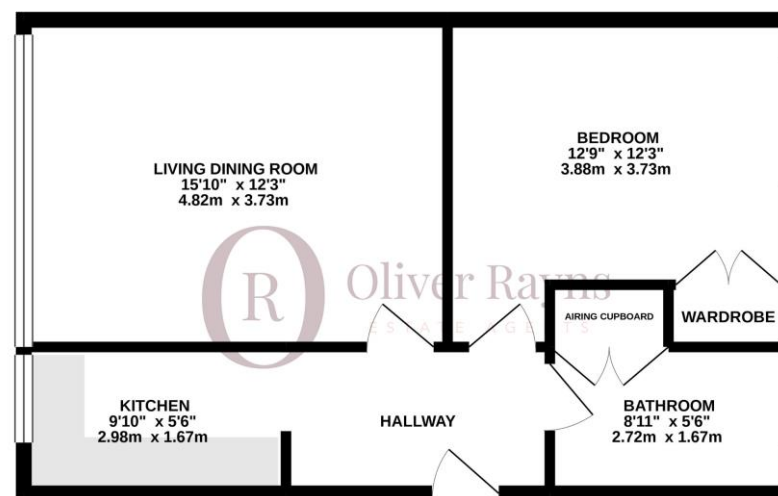
Please note, these charges are subject to change and should be independently verified.

This delightful flat is nestled in the fashionable suburb of Clarendon Park, lying approximately a mile to the south of the city centre. The sought after area offers local day-to-day shopping while an abundance of trendy bars and restaurants can be found on Queens Road, lying perpendicular to the property's road, just a minute's walk further away.

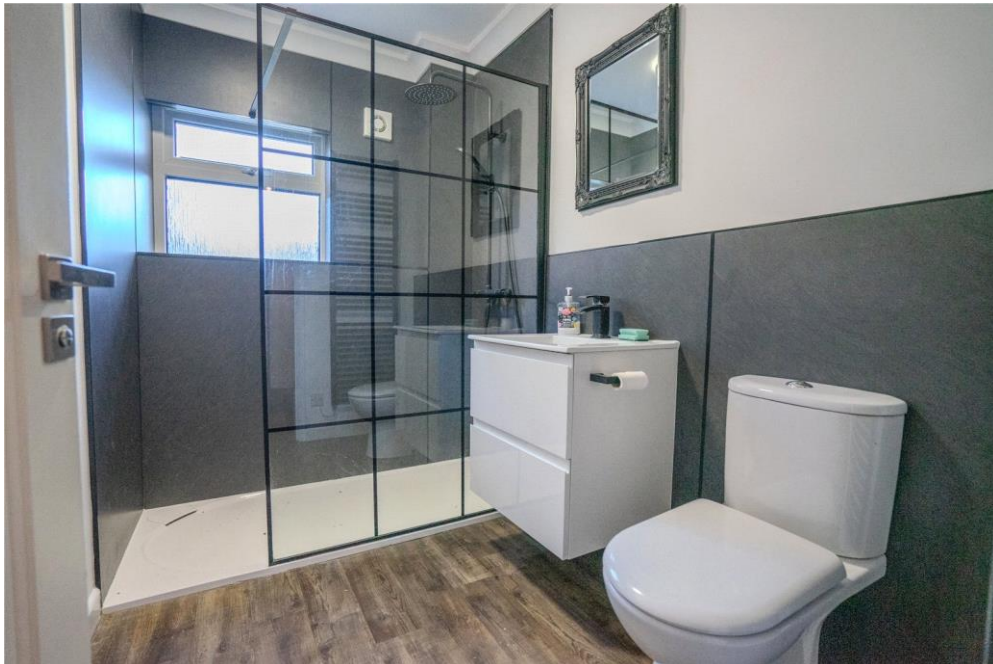
The city centre, professional quarters and mainline railway station with fast services to London St Pancras are only a short distance away, across Victoria Park and down the leafy New Walk. The property is also excellently situated for both of Leicester's universities and Leicester Royal Infirmary. The area is popular with owner occupier and professional renters alike, offering an investment opportunity if desired.

- Leasehold
- Ground Floor Apartment
- One Double Bedroom
- Exquisitely Refurbished
- Open Plan Living Dining Room
- Kitchen With Inegrated Appliances
- Contemporary Bathroom Suite
- Stunning Flooring Throughout
- Off Road Parking
- Highly Desirable Clarendon Park Location
- No Onward Chain

GROUND FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA: 506 sq.ft. (47.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Metropix ©2020







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

## Oliver Rayns - Queens Road

106 Queens Road  
Clarendon Park  
Leicester  
LE2 3FL

T: 01162 960 940  
E: [info@oliverrayns.com](mailto:info@oliverrayns.com)  
[www.oliverrayns.com](http://www.oliverrayns.com)

Oliver Rayns Limited Registered Office Address: 106 Queens Road, Clarendon Park, Leicester LE2 3FL.  
Registered in England No. 10608412. VAT No. 363319009.

### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.