



Flat 8, 38 Avenue Road, Leicester

Leicester

£142,000

Flat 8

38 Avenue Road, Leicester

A recently refurbished ground floor one bedroom apartment located in Stoneygate. The well appointed property offers a spacious living room, double bedroom, modern bathroom and separate kitchen.

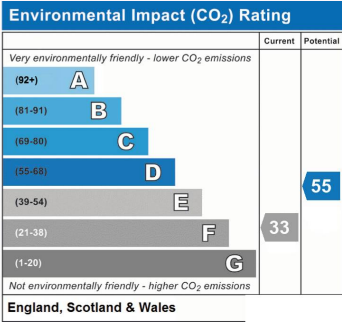
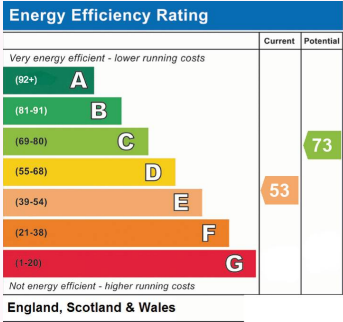
Council Tax band: Band A

Tenure: Leasehold

Key Features

- Ground Floor Apartment
- Low Service Charges
- Double Bedroom
- Modern Bathroom
- No Onward Chain
- Desirable Location Of Stoneygate

Accessed through a secure communal lobby into the entrance hallway which provides access into all rooms.





The kitchen has a range of wall and base units with a mosaic styled tiled splashback with an electric integrated oven and stainless steel sink and drainer. The sale also includes the washing machine/ dryer and freestanding tall fridge freezer.

A stylish shower room with white gloss wall tiles, large shower and contemporary built in toilet and basin with storage under.

The double bedroom has a built in wardrobe.

This home is located on the edge of Stoneysgate and Clarendon Park, lying approximately a mile to the south of the city centre. The sought after area offers local day-to-day shopping and an abundance of trendy bars and restaurants can be found on the Queens Road, just a minute's walk away. The city centre, professional quarters and mainline railway station 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, Leicester Royal Infirmary and both state and independent local schooling.

Lease Length: 125 Years from 1989

Ground Rent: £10 per annum

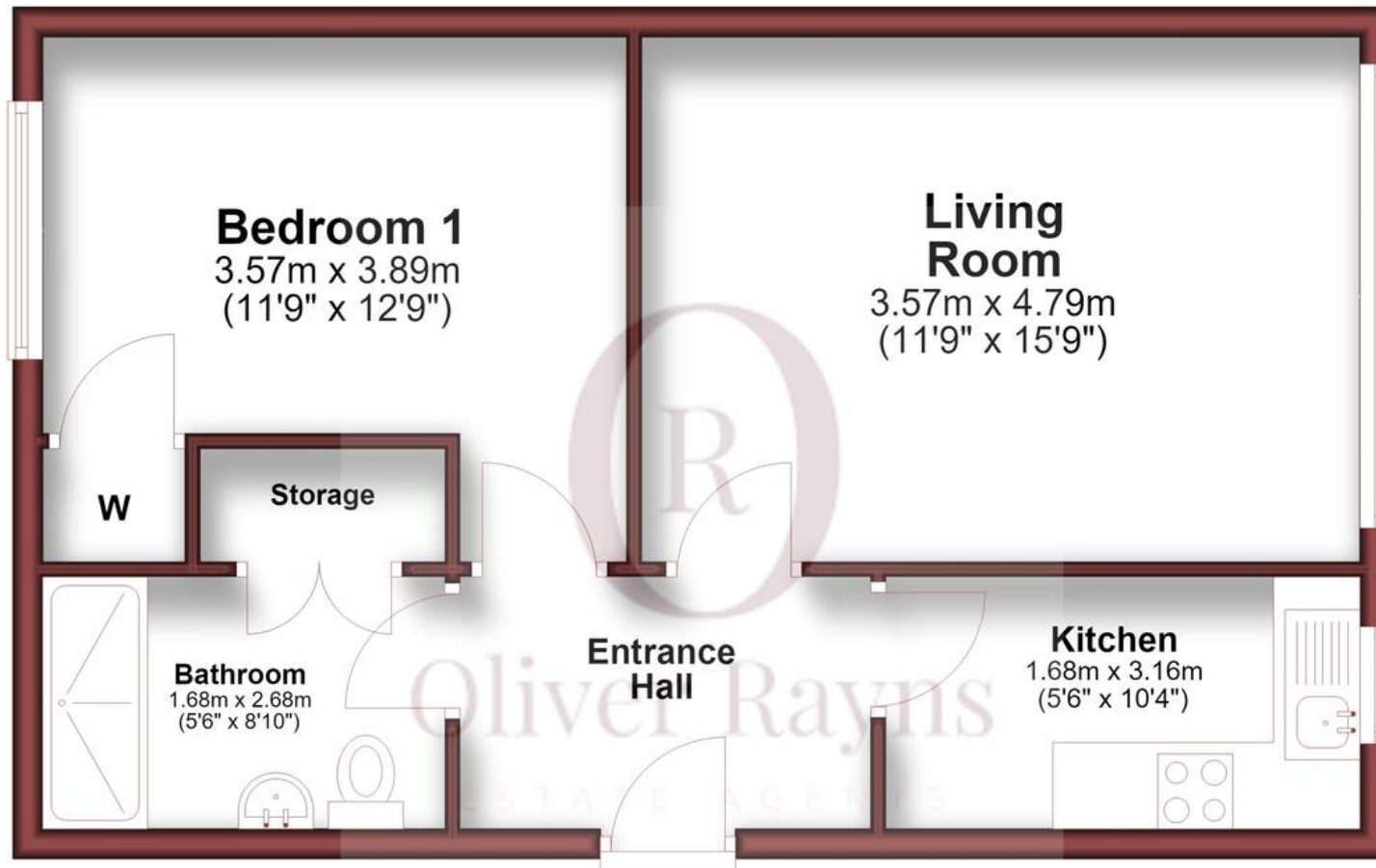
Service Charge: Approx. £42.90 per month





Ground Floor

Approx. 46.4 sq. metres (499.0 sq. feet)



Total area: approx. 46.4 sq. metres (499.0 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.



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