



Flat 17, St. Leonards Court Victoria Park Road, Leicester

Leicester

Offers Over £135,000

Flat 17

St. Leonards Court Victoria Park Road,
Leicester

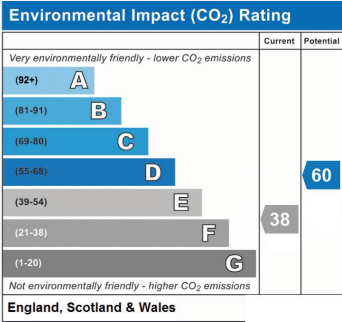
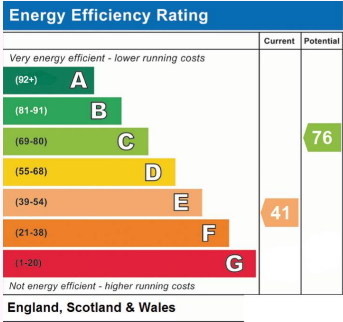
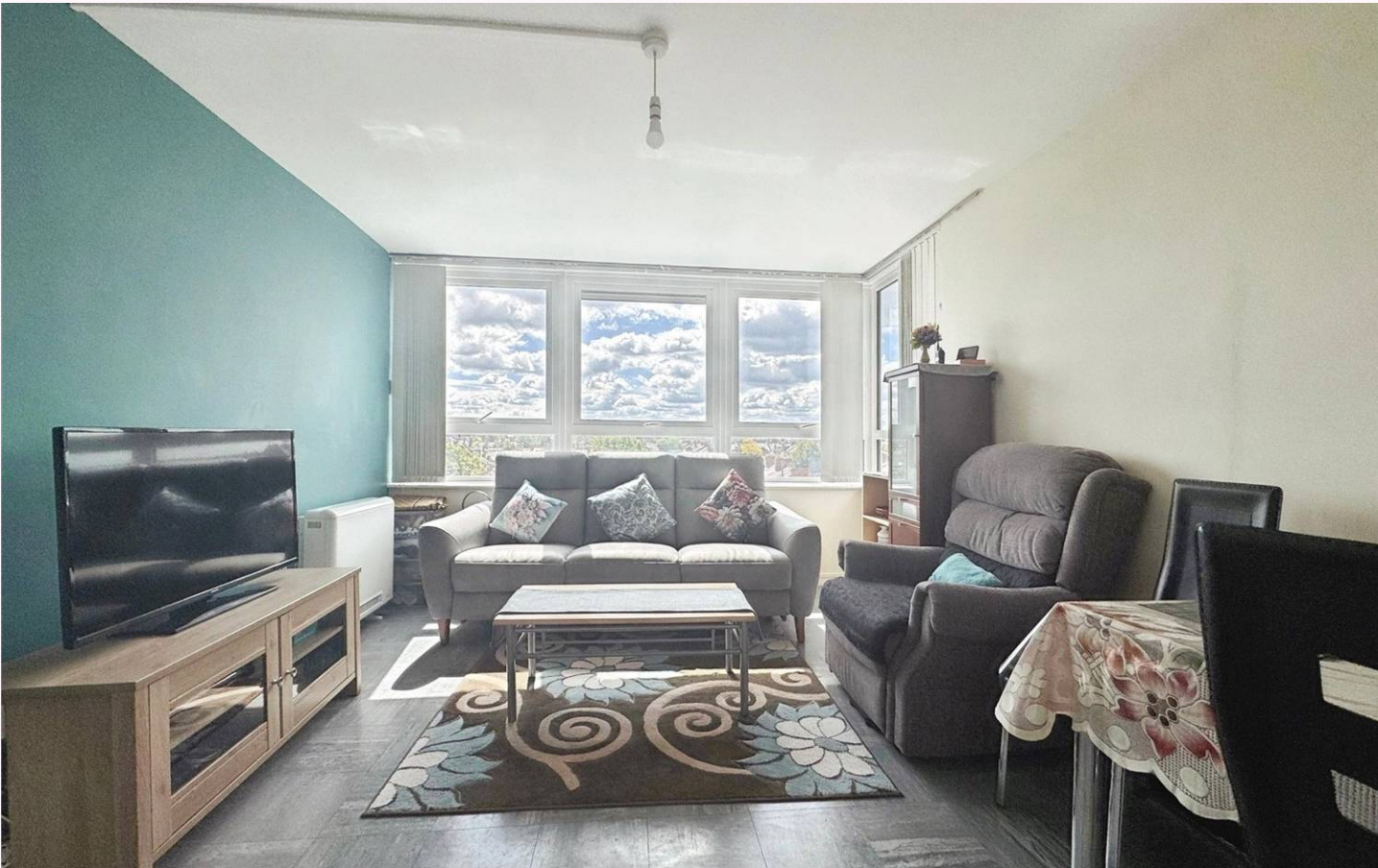
Located in the highly sought-after Clarendon Park area, this well-presented two bedroom top floor apartment offers fantastic views over Leicester city centre and is ideal for first time buyers or investors alike.

Council Tax band: Band A

Tenure: Leasehold

Key Features

- Two Spacious Bedrooms
- Top Floor Apartment With City Views
- Sought After Clarendon Park Location
- Bright Living Room With Large Windows
- Ideal Purchase For First Time Buyers
- Two Lift Accesses Within The Building





Offered to the market with no onward chain, the property is situated on the sixth floor with the benefit of two lift accesses within the building.

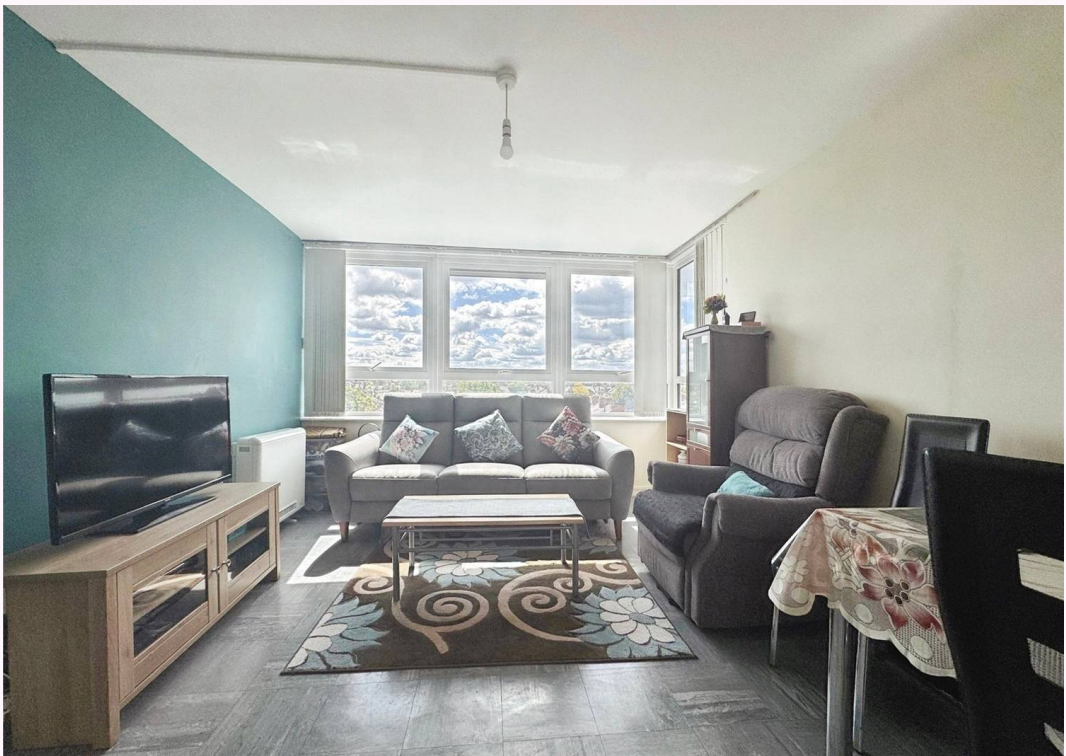
The living comprises an entrance hall providing access to all principal rooms, a spacious living room with large windows allowing plenty of natural light and elevated views across the city skyline, a fitted kitchen with a range of wall and base units, two bedrooms including a generous main bedroom and a second bedroom ideal as a guest room, office or nursery, along with a bathroom fitted with a three piece suite.

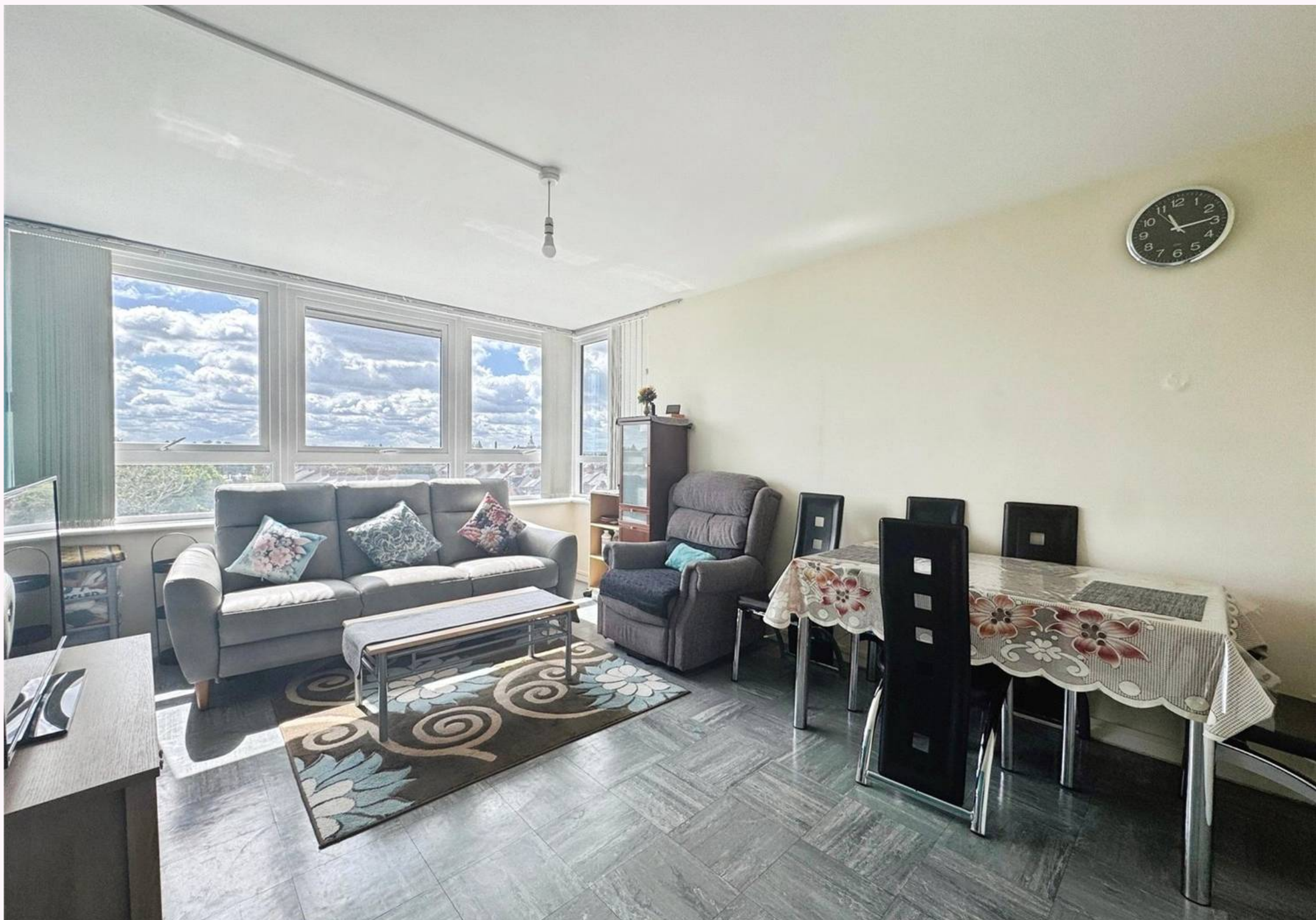
Situated within easy reach of Queens Road's popular bars, restaurants and boutiques, as well as Leicester City Centre, Leicester Royal Infirmary and the train station, the apartment is perfectly positioned for convenient city living whilst enjoying the charm and community feel of Clarendon Park.

Lease remaining Approx. 195 years.

Service charge Approx. £1,000 per annum.

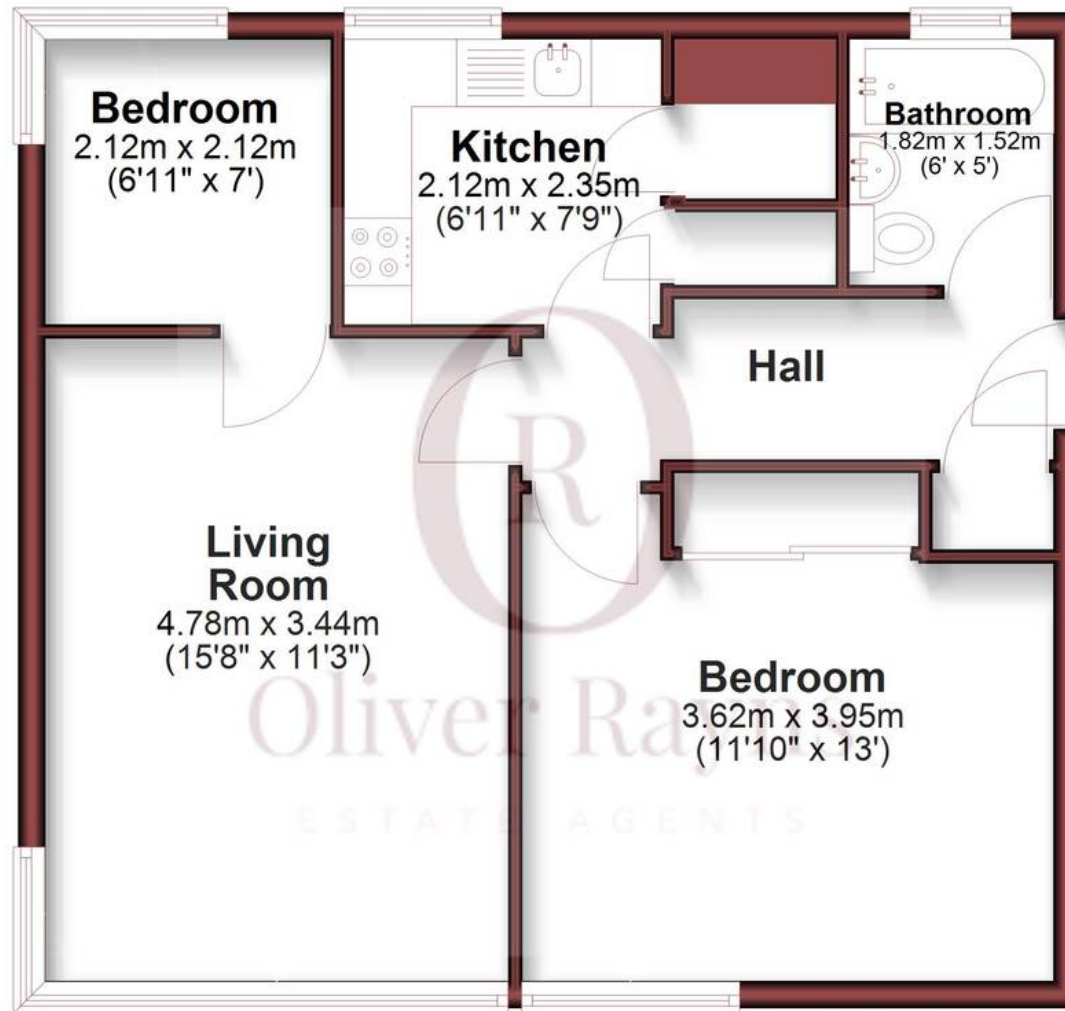
Ground rent £0.





Sixth Floor

Approx. 52.4 sq. metres (564.3 sq. feet)



Total area: approx. 52.4 sq. metres (564.3 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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