



**Connells**

Lime Grove Close  
Leicester



## Property Description

Located in a quiet, green setting within easy reach of local amenities and transport links, this one-bedroom apartment presents a fantastic opportunity for those seeking comfortable and practical living accommodation.

Upon entering the property, you are welcomed into a central hallway connecting all rooms. The generous lounge/dining room offers ample space for both relaxation and dining, enjoying large windows that allow natural light to fill the room. Leading from here, the fitted kitchen provides a functional layout with wall and base units, worktop space, and room for essential appliances.

The double bedroom is well-sized and features two windows overlooking greenery, creating a bright and airy atmosphere. The property also benefits from a modern shower room with tiled shower enclosure, hand basin and WC.

Externally, the property is set within well-established communal grounds surrounded by mature trees, giving the development a peaceful and private feel. The apartment also comes with allocated parking, adding convenience for residents.

Offering generous room sizes and excellent potential to personalise, this home makes a smart choice for both owner-occupiers and investors looking to expand their portfolio.

## Entrance Hallway

A welcoming entrance hallway providing direct access to all rooms within the apartment. Neutrally decorated and featuring built-in storage space, the hallway offers a practical layout ideal for everyday living.

## Lounge / Dining Room

11' 8" x 13' 4" ( 3.56m x 4.06m )

A generous and bright lounge/dining room featuring a wide window that floods the space with natural light. The room comfortably accommodates both living and dining furniture, creating a versatile open-plan area perfect for relaxing or entertaining. Finished in neutral tones with laminate flooring for a modern and low-maintenance feel.

## Kitchen

6' 10" x 9' 7" ( 2.08m x 2.92m )

A well-arranged fitted kitchen offering a range of wall and base units, coordinated worktops and tiled splashbacks. The space includes provision for essential appliances as well as a window overlooking the communal grounds, ensuring good natural light and ventilation. The layout provides practicality while offering scope for personal modernisation.

## Bedroom

9' 4" x 13' 4" ( 2.84m x 4.06m )

A spacious double bedroom positioned at the rear of the property, enjoying a peaceful outlook onto greenery through two large windows. The room benefits from generous floor space for freestanding wardrobes and additional bedroom furniture. Bright, airy and neutrally decorated, it provides a comfortable retreat.

## Shower Room

6' 1" x 5' 5" ( 1.85m x 1.65m )

A modern and well-presented shower room featuring a fully tiled shower enclosure, pedestal wash basin and low-level WC. Finished with contemporary wall tiling and flooring, the room offers a clean and stylish feel with low-maintenance upkeep.

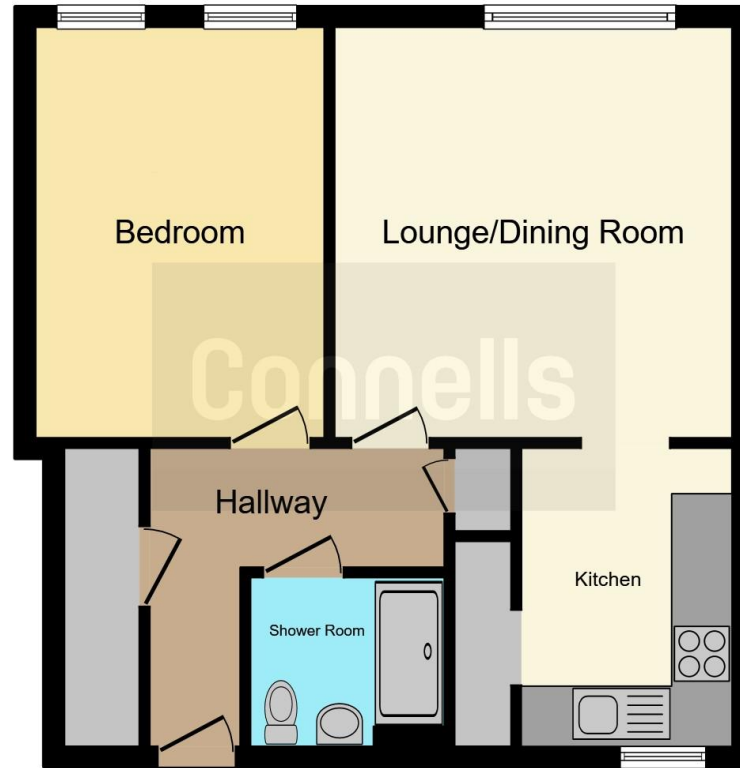
## External & Parking

The property sits within well-maintained communal grounds surrounded by mature trees and landscaped greenery, offering a pleasant and private setting. The apartment also benefits from allocated parking, ensuring convenience for residents and visitors alike.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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22-24 Halford Street  
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EPC Rating: C

Council Tax  
Band: A

Service Charge: Ask  
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Ground Rent:  
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Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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