

# JAMES SELICKS

10 RONALD COURT

AVENUE ROAD  
CLARENDON PARK  
LEICESTER  
LE2 3ET

GUIDE PRICE £150,000



A well-presented two-bedroom apartment within this development for the over 55's, situated in the heart of Clarendon Park on Avenue Road, conveniently positioned for the amenities of Queens Road. The development offers independent living with the added reassurance of a 24-hour virtual warden service.

Entrance hall • living room • kitchen • two bedrooms • bathroom • allocated parking • communal storage pod • EPC - C

#### Location

Clarendon Park is located approximately one mile south of the city centre. Local day-to-day shopping and an abundance of restaurants can be found along Queens road, within easy walking distance. The city centre, professional quarters and mainline railway station are only a short distance away across Victoria Park and down the leafy New Walk promenade.

#### Accommodation

The accommodation is entered via a small L-shaped entrance hall, housing the airing cupboard. The main living space comprises an open-plan lounge, dining and kitchen area. The lounge section is carpeted and enjoys a pleasant outlook over the rear car park.

The kitchen is fitted with a good range of wood-effect eye and base level units and drawers, together with a stainless steel sink and drainer. There is space and plumbing for a fridge freezer, washing machine and tumble dryer, alongside an integrated Indesit oven with four-ring hob and extractor hood above.

The principal bedroom is a generously sized double with a fitted double wardrobe and ample space for a double bed and additional furnishings. Bedroom two is currently utilised as a dining room but would equally serve as a small double bedroom, guest room or home office/study. The bathroom is fitted with a three-piece suite comprising a wash hand basin, WC and a walk-in shower. The walls are predominantly finished with tiled surfaces.

#### Outside

The property benefits from an allocated parking space (No. 10). Residents also have access to a communal external storage pod, providing useful additional storage for items such as suitcases and seasonal belongings.

#### Lease Details

Please be advised that whilst we make every effort to ensure that these lease details are correct, these are subject to change, must not be relied upon and MUST be verified by any potential Purchaser's Solicitor.

**Tenure:** Leasehold.

**Lease Term:** 125 years from 2002.

**Ground Rent:** £589 per annum.

**Service Charge:** £2,408 per annum (paid monthly).

**Listed Status:** None. **Conservation Area:** Stonegate.

**Local Authority:** Leicester City Council, **Tax Band:** B

**Services:** Offered to the market with all mains services, electric heating & water meter.

**Broadband delivered to the property:** Fibre, speed unknown.

**Wayleaves/Rights of Way/ Covenants:** None out of the ordinary for this type of development.

**Flooding issues in the last 5 years:** None our Clients are aware of.







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James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

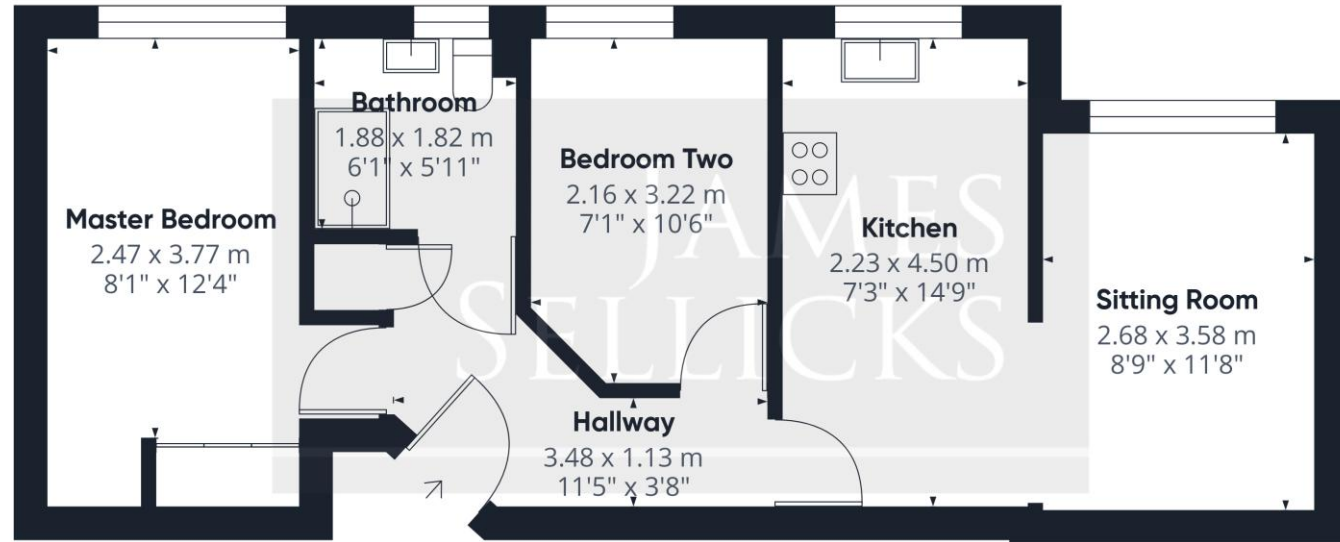
2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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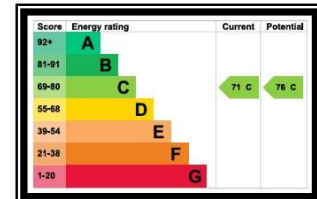
4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

**Measures and Other Information**

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



Approximate total area<sup>(1)</sup>  
 47.2 m<sup>2</sup>  
 508 ft<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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