



Fothergill Wyatt  
Estate Agents and Chartered Surveyors

Apartment 4, Madeleine  
House 70 Clarendon Park  
Road,  
Leicester, LE2 3AL





An uber stylish modern second floor apartment in a sympathetically restored Victorian building in the heart of highly popular Clarendon Park close to universities, City Centre and popular local schools. Boasting a light and airy open plan Living/Dining Room, kitchen with integrated Siemens appliances and granite worktops, two double bedrooms, one with en-suite and a family bathroom as well as being situated just a minute's walk from the cosmopolitan Queens Road offering a wealth of boutique shops and eateries. EPC B.

- Stylish Apartment
- Two Bedrooms
- En Suite
- Large Living Area
- Fitted Siemens Appliances
- No Upward Chain
- Close to Queens Road

#### Entrance Hall

Accessed via timber front door, ceiling spotlight on motion sensor, ceiling light point, radiator, fuse board and entrance intercom.

#### Living Kitchen

8'10" x 8'6" / 21'9" x 17'3" (2.70m x 2.61m / 6.64m x 5.28m)

Light and airy shoe horn open plan living kitchen area with ceiling light point, a range of stylish modern base and drawer units with integrated Siemens appliances including dishwasher, washer/ dryer, fridge, freezer, oven, hob and extractor fan over, granite worktop with glass splashback, sink and drainer with mixer tap over, contemporary radiator and porcelain tiled flooring. Living area with four wall spotlights and ceiling light point, four timber double glazed windows to front and side elevations, two radiators and timber flooring.





### Master Bedroom

15'2" x 13'10" (4.63m x 4.22m)  
Ceiling light point, three timber double glazed windows to side and front elevation and radiator.

### Ensuite

9'10" x 6'0" (3.00m x 1.83m)  
Ceiling spotlights, obscure double glazed timber window to side elevation, floor to ceiling tiling, three piece bathroom suite comprising of built in wash hand basin, low flush WC, double shower enclosure with sliding glass doors and mains stainless steel shower, recessed tiled storage, chrome heated towel rail and airing cupboard housing Viessmann gas wall mounted boiler.



### Bedroom Two

Ceiling light point and full height timber double glazed windows to front elevation.

### Bathroom

8'6" x 6'9" (2.60m x 2.08m)  
Ceiling spotlight, floor to ceiling tiling, built in vanity unit with basin and chrome mixer tap, low flush WC and panelled bath with chrome mixer tap and electric Mira shower over, recessed storage spaces and chrome heated towel rail.



### Lease Details

Lease Length - 125 years with 121 years remaining  
Ground Rent - £300 per year.  
Service Charge - £2500 per year.

### Directional Note

Leaving the City Centre take the A6 London Road, upon reaching the Victoria Park Roundabout take the 3rd exit onto Victoria Park Road. At the first traffic light junction turn left onto Queens Road, followed by the fourth left onto Clarendon Park Road where the property can be found on the right hand side as indicated by the Agents For Sale board.

### Property Information Pack

An Information pack containing detailed information about the property, history and other useful information is available from the office. Please enquire on 0116 2705900 to request a copy.

### Viewings

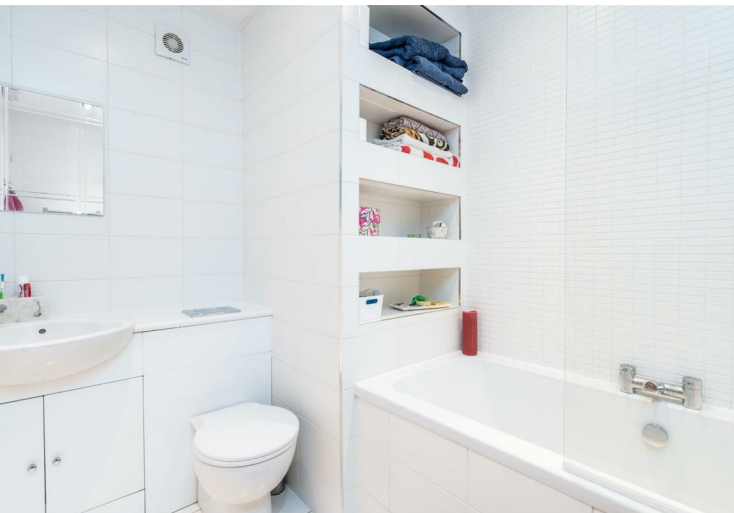
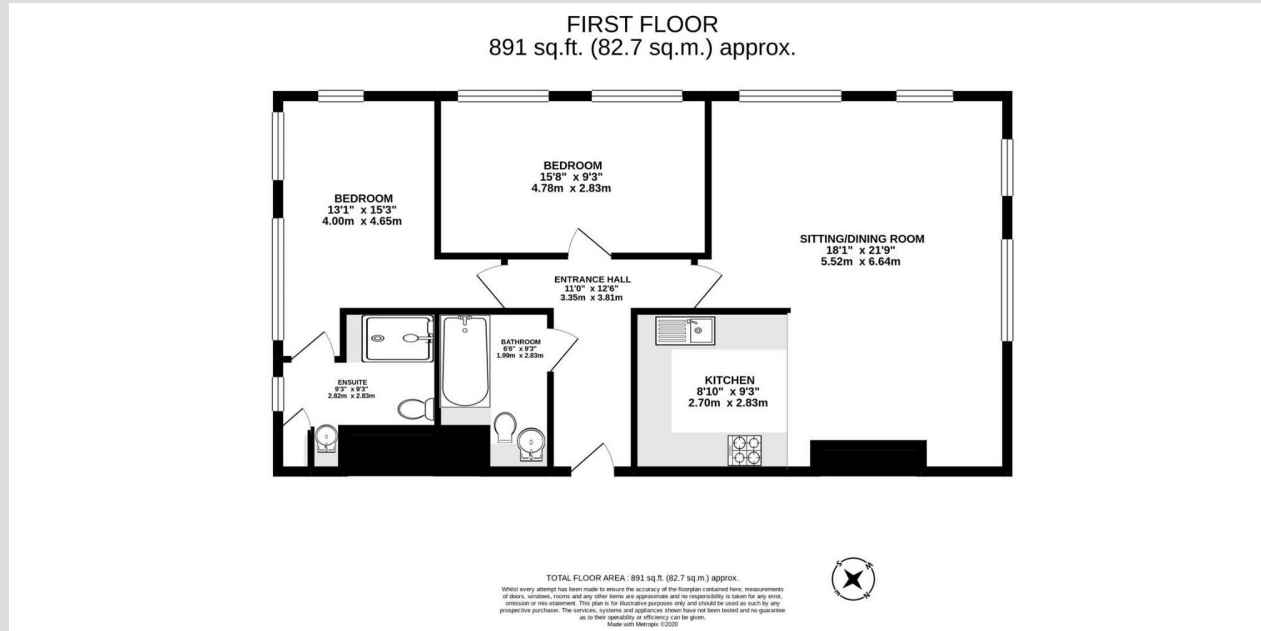
Viewings are to be strictly by appointment only with Fothergill Wyatt on 0116 2705900. Alternatively, further details can be found on the website and you can register with us at [www.fothergillwyatt.com](http://www.fothergillwyatt.com).

### Directions

SAT NAV: LE2 3AL



## Floorplans & EPC



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>85</b>	(92 plus) <b>A</b>	<b>85</b>
(81-91) <b>B</b>	<b>87</b>	(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>		<b>England &amp; Wales</b>	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

