

JAMES
SELLICKS

6 ST MAXIME HOUSE

STONEYGATE, LEICESTER

SALES LETTINGS SURVEYS MORTGAGES



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6 St Maxime House

131 – 141 Avenue Road
Stoneygate
Leicester
LE2 3EA

A spacious and attractive three bedroom apartment with a garage, located on the border between the fashionable suburbs of Stoneygate and Clarendon Park.

Full uPVC double glazing | gas central heating | entrance hall | three bedrooms | bathroom | separate WC | open plan kitchen/living area | off street car standing | garage | EPC – D

LOCATION

Stoneygate is located south of the city centre, offering an abundance of day-to-day shopping, trendy bars and restaurants along the nearby Queens Road and popular schooling. Leicester city with its professional quarters, mainline railway station, Leicester University and Royal Infirmary is just a short distance away across Victoria Park and down the leafy New Walk.

ACCOMMODATION

The property is entered via a solid wood front door into an entrance hall housing a storage cupboard and access to an inner lobby leading to the bedroom accommodation. The open-plan living area has a large picture window to the front, television and telephone points, a built-in cupboard housing the Ideal wall mounted combination boiler, radiators, ceiling coving, wood laminate effect flooring and is open to the kitchen which has an excellent range of eye and base level units and drawers, ample preparation surfaces, a one-and-a-quarter-bowl stainless steel sink and drainer unit, plumbing for an automatic

washing machine, integrated Smeg slimline dishwasher, four-ring stainless steel hob with double oven under, tiled splashback and stainless steel extractor hood over, space for fridge and freezer, fully tiled walls and a window to the side elevation.

The master bedroom has a window to the side elevation and a radiator. Bedroom two has a window to the side and radiator. Bedroom three has a window to the side and radiator. The refitted bathroom has a tiled bath with glass shower door and electric Mira shower over, a wash hand basin with cupboard under, heated towel rail, fully tiled walls, spotlights and wood laminate effect flooring. A separate WC provides a low flush WC, part tiled walls and wood laminate effect flooring.

OUTSIDE

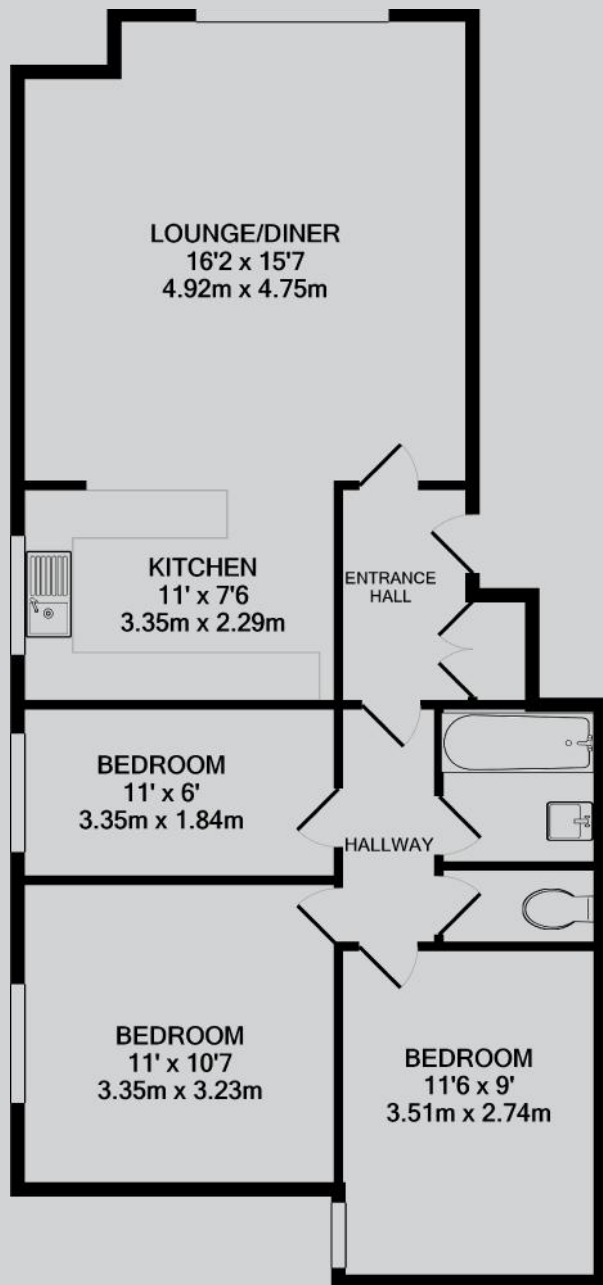
The property enjoys off-street car standing and a garage within a block.

DIRECTIONAL NOTE

Proceed out of Leicester via the A6 London Road in a southerly direction crossing over the Victoria park roundabout and eventually taking a right hand turn at the traffic light complex into Avenue Road where the building can be located.



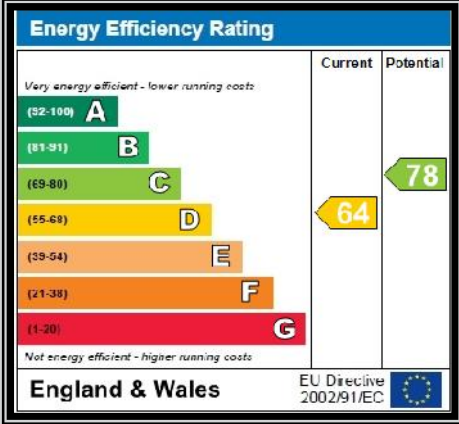




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Total Approximate Gross Internal Floor Area
731 SQ FT / 68 SQ M

Measurements are approximate.
Not to scale.
For illustrative purposes only.





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Measurements 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.