



**fw.** Fothergill Wyatt  
Estate Agents and Chartered Surveyors

19 East Avenue,  
Leicester, LE2 1TE  
Asking Price £800,000









On offer is a freehold, ten double bedroom student property, with HMO license, located within the heart of the popular Clarendon Park, less than ten minutes walk from The University of Leicester. Spanning over three levels with circa 4350 sqft of living space the property provides a wealth of space and scope for redevelopment, subject to relevant planning consent. Comprising of a welcoming hallway, large living room, kitchen, dining room, ten double bedrooms, four bathrooms, large basement, private rear garden, gated driveway and a double garage.

- Freehold Student Investment
- Ten Double Bedrooms
- Clarendon Park
- Close to University of Leicester
- Scope for Redevelopment STP
- Double Garage
- Gated Driveway

### Location

Leicester is the UK's eighth largest city with a population of more than 500,000. Leicester is located 30 miles south of Nottingham, 25 miles north east of Coventry and 40 miles west of Peterborough. Birmingham city centre is also 40 miles to the west. The city benefits from excellent road networks, being located within 4 miles of the M1/ M69 motorway junction. The M6 motorway is accessed via the M69, just 20 miles to the south west of the city and provides access to the greater midland's region. Leicester train station lies just 0.6 miles and a 10-minute walk away from the development. The city is home to 2 popular universities, De Montfort University, which was ranked 65th in the UK in the Times Higher Education University Rankings for 2020, with a student population of 19,093 and The University of Leicester, ranked 24th in the UK in the Times Higher Education University Rankings for 2020, with a student population of 18,650. This combined student population of almost 38,000 students ensures a steady supply of student tenants looking for accommodation in the city. Maple and Campbell House are located less than half a mile outside the city centre with a wealth of shops, bars and restaurants, 6 theatres including the award-winning Curve and Leicester market, which is Europe's largest outdoor covered market.

### Viewings

Viewings are to be strictly by appointment only with Fothergill Wyatt. Alternatively, further details can be found on the website, you can register with us at [www.fothergillwyatt.com](http://www.fothergillwyatt.com) and viewings can be booked directly by calling 0116 270 5900.

### Bidding Process

Sale by formal tender. Full details available from Fothergill Wyatt.

### 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 and take a left onto East Avenue where to property can be found on the left hand side as indicated by the agent's for sale board.







**Directions**

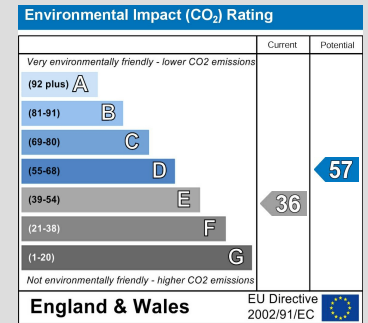
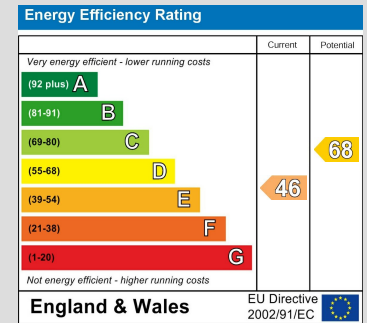
SAT NAV: LE2 1TE







# Floorplans & EPC







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