



GROBY ROAD, LEICESTER

£750

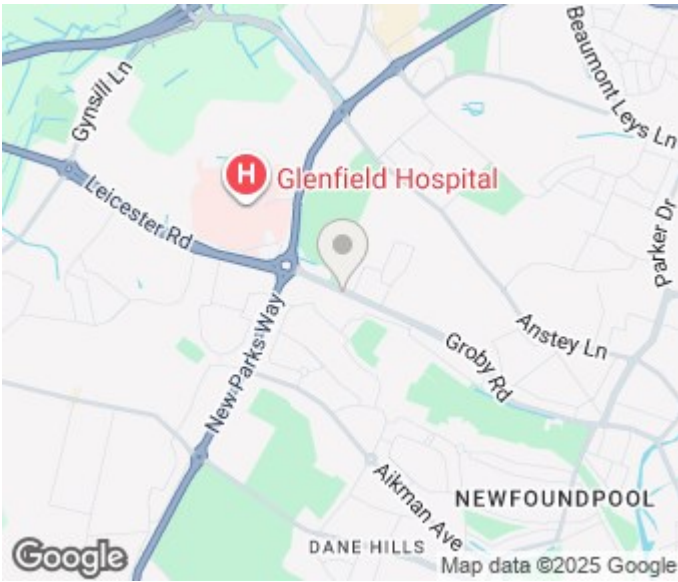
Nestled in a prime location on Groby Road, this charming one-bedroom ground floor flat offers a perfect blend of comfort and convenience. Upon entering, you are greeted by a welcoming entrance hall featuring a stylish wooden floor and a handy storage cupboard, ideal for keeping your living space tidy.

The spacious lounge boasts elegant wooden flooring and is enhanced by patio doors that invite natural light and provide easy access to the communal gardens. This area seamlessly flows into the open-plan kitchen, which is well-equipped with modern appliances including an electric cooker, fridge freezer, washer dryer, and dishwasher, making it a delightful space for both cooking and entertaining.

The double bedroom continues the theme of tasteful wooden flooring and offers a peaceful retreat for rest and relaxation. The flat is completed by a contemporary shower room, which features a heated towel rail, ensuring comfort and warmth.

Additional benefits of this property include video entry for added security, UPVC sealed unit double glazing for energy efficiency, and electric heating throughout. Outside, residents can

MOORE
& YORK



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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