

# 15 TIFFANY COURT

ALBERT ROAD LEICESTER LE2 2AA

JAMES  
SELLICKS

ESTATE AGENTS & CHARTERED SURVEYORS



GUIDE PRICE: £127,950

A particularly spacious first floor flat, situated within the heart of the highly desirable suburb of Stoneygate. Stoneygate is located just off the A6 London Road in the heart of Leicester's most fashionable suburb.

Stoneygate is known for its interesting mix of period property, convenient access to the city and popular local boutiques, bars and restaurants found along the nearby Allandale Road and Francis Street shopping parades.

The accommodation in brief comprises entrance hall, lounge/diner, kitchen, two bedrooms and bathroom. Outside the property is accessed via private driveway providing access to a single garage in block; To the rear of the property are attractive lawned gardens. This property is offered with no upward chain.

VIEWING STRICTLY BY APPOINTMENT WITH  
JAMES SELICKS ESTATE AGENTS ON

0116 285 4554



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## ENTRANCE HALL

Two built-in storage cupboards, airing cupboard housing pre-lagged hot water cylinder, night storage heater, auxiliary electric heater, telephone point, intercom system.

## LOUNGE/DINER

4.83m x 4.34m (15'10" x 14'3") A spacious open living space with double glazed window to rear elevation, telephone and television points, night storage heater, auxiliary electric radiator.

## KITCHEN

3.56m x 2.41m (11'8" x 7'11") Double glazed window to front elevation, fitted with an extensive range of eye and base level units with preparation surfaces above, sink and drainer unit with waste disposal, built-in four-person table, extractor fan, floor level electric fan heater.

## BEDROOM ONE

4.17m x 3.96m (13'8" x 13'0") Double glazed window to rear elevation, two good sized built-in double wardrobes with overhead storage, electric

radiator, two telephone points, two wall mounted reading lamps.

## BEDROOM TWO

4.65m x 3.00m (15'3" 9'10") Double glazed window to front elevation, electric radiator.

## BATHROOM

2.92m x 2.41m (9'7" 7'11") Double glazed window to front elevation, white four piece suite comprising low level WC with concealed cistern, wash hand basin with concealed pedestal, bidet, panelled bath with shower over, white tiled walls with contrasting black tile inlay.

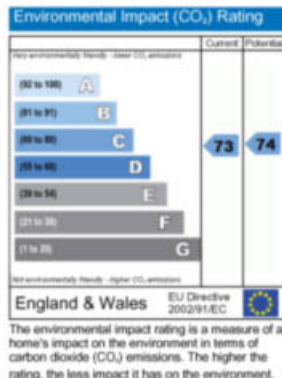
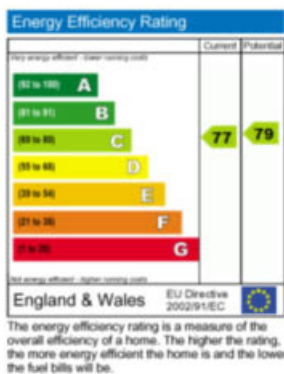
## OUTSIDE

The property is accessed via private driveway and enjoys off street parking and a SINGLE GARAGE in block. To the front of the development are well maintained flower beds and to the rear are lawned gardens.

## DIRECTIONAL NOTE

Proceed out of Leicester on the A6 London Road in a southerly direction passing over the Victoria Park roundabout and

eventually taking a left hand turn into Albert Road where Tiffany Court can be located on the left hand side as indicated by the Agents For Sale board.



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

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.



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