



1

Bedroom



1

Bathroom



Kings are pleased to present this one-bedroom studio apartment located on St. James Road in the Highfields area. This is an ideal investment property as it is located in the very much sought after Highfields area within close proximity to local amenities including shops found on Evington Road, places of worship, schools, parks and major access roads including Evington Road and London Road. The flat also benefits from a simple layout including one bedroom/living space, a kitchen and bathroom.

This property is an ideal investment opportunity with low running costs including ground rent coming to £50 per annum, service charge coming to £50 pcm and has 85 years left on the lease. Available by appointment only. Call Kings now 0116 352 7012!!!!

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The property can be accessed via a main front door key and the flat is located on the first floor. As you enter the property you initially make your way through a small access hallway connecting the kitchen, bathroom and living/bedroom. The bedroom stretches from the front to the rear of the property consisting of carpeted flooring, wall mounted radiators and two double-glazed windows. The bathroom is found to the right as you walk in the front door consisting of a bath, toilet and sink. The kitchen stretches the rear of the property consisting of tiling throughout, fitted worktops and storage cupboards, a free-standing oven/hob, sink and double-glazed window.

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#### Property Info

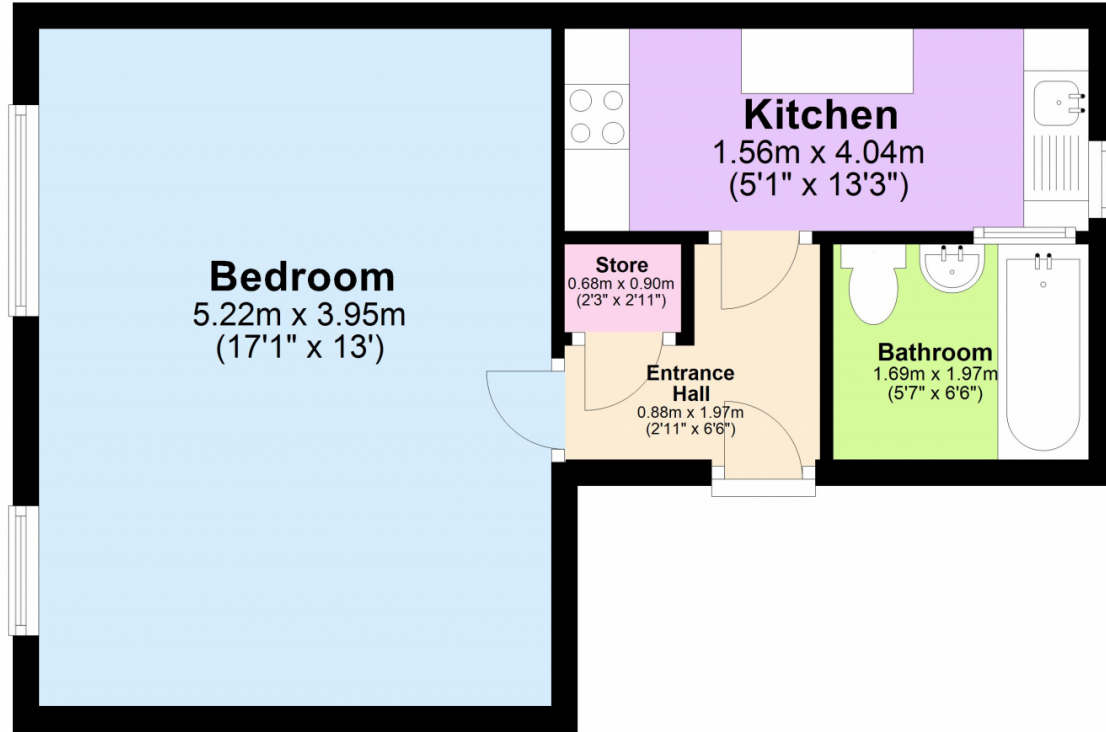
**Bedroom:** 5.22m x 3.95m (17'1" x 13') – living space and bedroom consisting of carpeted flooring, wall mounted radiators and double-glazed windows

**Kitchen:** 1.56m x 4.04m (5'1" x 13'3") – located at the rear of the property consisting of tiled flooring, fitted worktops and storage cupboards, a free-standing oven/hob and sink

**Bathroom:** 1.69m x 1.97m (5'7" x 6'6") – consisting of tiling throughout, bath, sink and toilet

## Ground Floor

Approx. 34.4 sq. metres (370.4 sq. feet)



Total area: approx. 34.4 sq. metres (370.4 sq. feet)

