



1

Bedroom



1

Bathroom



Kings are excited to present this one-bedroom flat located on Highfield Street in the Highfields area just off London Road. This property makes an ideal investment opportunity for landlords looking to expand their portfolio being found in such a sought after area within close proximity to local amenities, major access routes, schools, colleges, universities, shops, supermarkets and Leicester City Centre being a short walk away. The layout consists of one bedroom, a living room, bathroom and kitchen.

This property is an ideal investment opportunity and isn't one to miss out on, available by appointment only. Call Kings now 0116 352 7012!!!

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This flat is located on the top floor of an apartment building which can be accessed via a key for the main door and electronic gate for the car park. As you enter the flat you are welcomed by a small entrance hallway granting access to the living room and bedroom. The living room is located at the rear of the property consisting of hardwood flooring, a rear facing window, wall mounted radiator and access to the kitchen and bathroom. The bedroom is a large double-bedroom consisting of hardwood flooring, window, wall mounted radiator and access to the kitchen and bathroom. The kitchen can be found at the rear of the property consisting of hardwood flooring, fitted modern worktops and storage cupboards, integrated oven/hob and rear facing window. The family bathroom is a three-piece bathroom consisting of tiling throughout, a shower, sink and toilet.

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#### Property Info

**Living Room:** 3.75m x 1.98m (12'4" x 6'6") – consists of hardwood flooring, a wall mounted radiator and a rear facing window

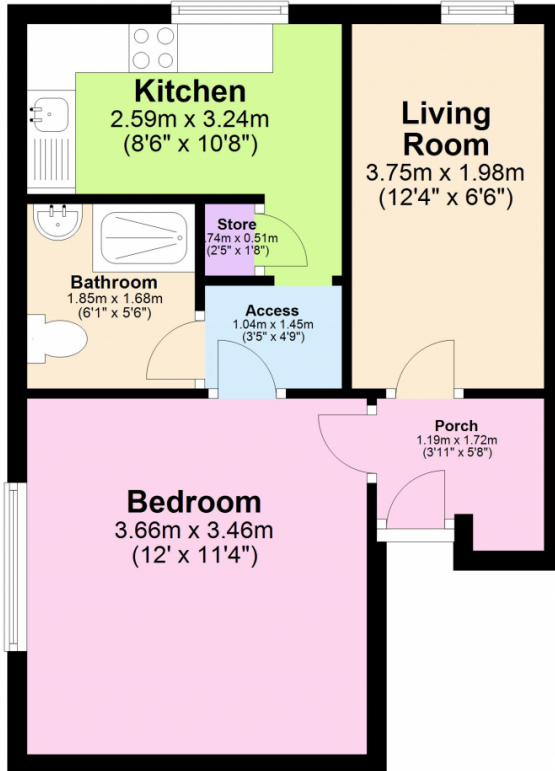
**Bedroom:** 3.66m x 3.46m (12' x 11'4") – spacious double bedroom consisting of hardwood flooring, window and wall mounted radiator

**Bathroom:** 1.85m x 1.68m (6'1" x 5'6") – family three-piece bathroom consisting of tiling throughout, toilet, sink and shower

**Kitchen:** 2.59m x 3.24m (8'6" x 10'8") – located at the rear of the property consisting of hardwood flooring, fitted modern worktops and storage cupboards and an integrated oven/hob

**Ground Floor**

Approx. 35.3 sq. metres (379.8 sq. feet)



Total area: approx. 35.3 sq. metres (379.8 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

