



 3

Bedrooms

 1

Bathroom



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Property Info

Ground floor

Toilet: 1.78m x 0.83m (5'10" x 2'9") - accessed via the entrance hallway, the downstairs toilet consists of a toilet and wall mounted sink. The toilet also offers a small window to allow air flow

Kitchen: 3.96m x 3.17m (13' x 10'5") - The modernised kitchen comprises of wall mounted units and work tops

Living room: 3.46m x 5.05m (11'4" x 16'7") - A modern living room that offers plenty of space for relaxing as a family or hosting guests

First Floor

Bedroom One: 4.28m x 2.64m (14'1" x 8'8") - Located towards the rear of the property, this well sized room offers space for a double bed and wardrobe.

Bedroom Two: 3.14m x 2.59m (10'4" x 8'6") - Located at the front the property, the double bedroom offers a bay window and wall mounted radiators

Bedroom Three: 2.27m x 2.38m (7'5" x 7'10") - This bedroom can be found at the rear of the property and offers enough space for a single bed and a wardrobe

Bathroom: 1.65m x 2.35m (5'5" x 7'9") - Located at the front of the property, the modern bathroom comprises of a bathtub, toilet, and wall mounted sink

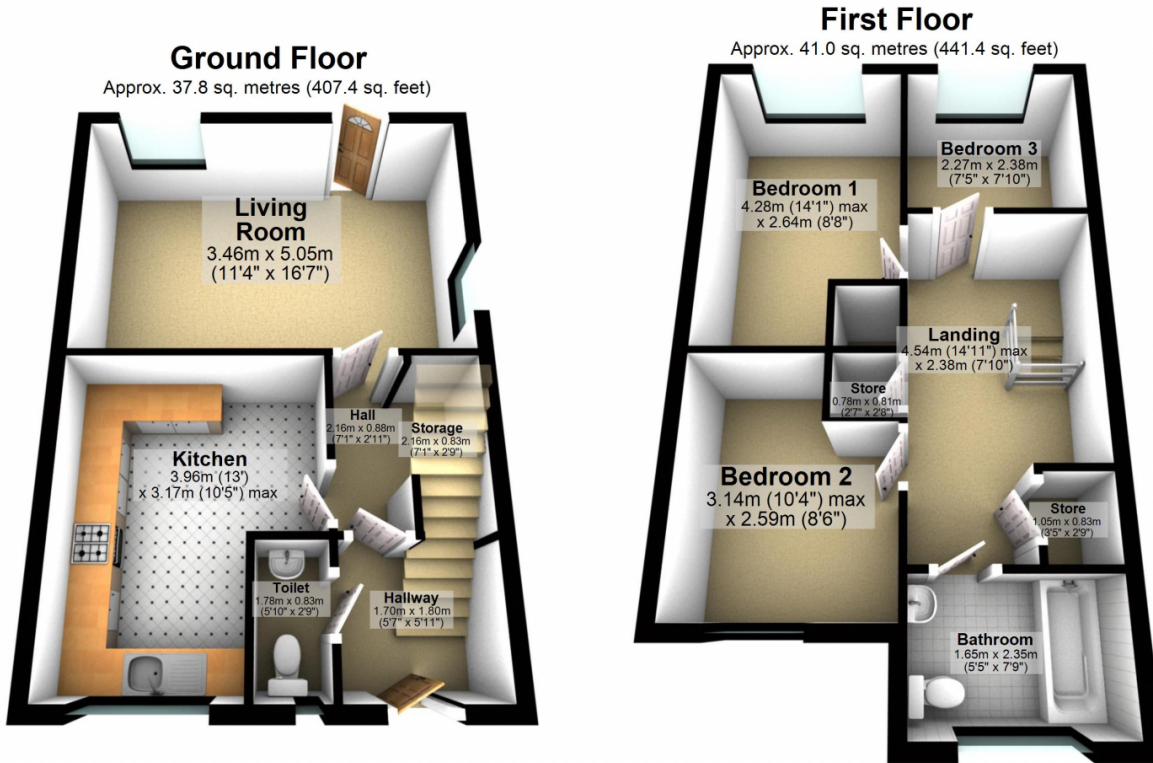
This property is within close proximity to many supermarkets, schools, and within half a mile of Leicester Station.

Lease Info:

85 years left on lease

Ground rent - £10 per month

Maintenance- £256 per month and includes gas, heating, and hot water



Total area: approx. 78.8 sq. metres (848.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

