

## Bowling Green Street, Leicester

Offers in the Region of £137,500

Located within the HEART OF LEICESTER CITY CENTRE is this SPACIOUS TWO BEDROOM upper floor apartment offered with NO UPWARD CHAIN.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C



Knightsbridge  
Estate Agents

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### **Communal Entrance Hall**

With stairs and lift access to upper floors.

### **Private Entrance Hall**

With wood effect floor, intercom system, radiator.

### **Open Plan Living Fitted Kitchen Area**

26' 0" x 16' 7" (7.92m x 5.05m)

Measurement narrowing to 11'7" (irregular measurement). With uPVC double glazed windows to the front and side elevations, wood effect floor, TV point, seating area, kitchen area with wall and base units with work surfaces over, stainless steel sink, drainer and mixer tap, inset four ring electric ceramic hob and oven with extractor hood over, plumbing for washing machine, plumbing for dishwasher, integrated fridge, integrated freezer, radiator.



### **Bedroom One**

18' 0" x 8' 8" (5.49m x 2.64m)

With uPVC double glazed window and door to the side elevation, radiator.

### **Bedroom Two**

15' 0" x 11' 1" (4.57m x 3.38m)

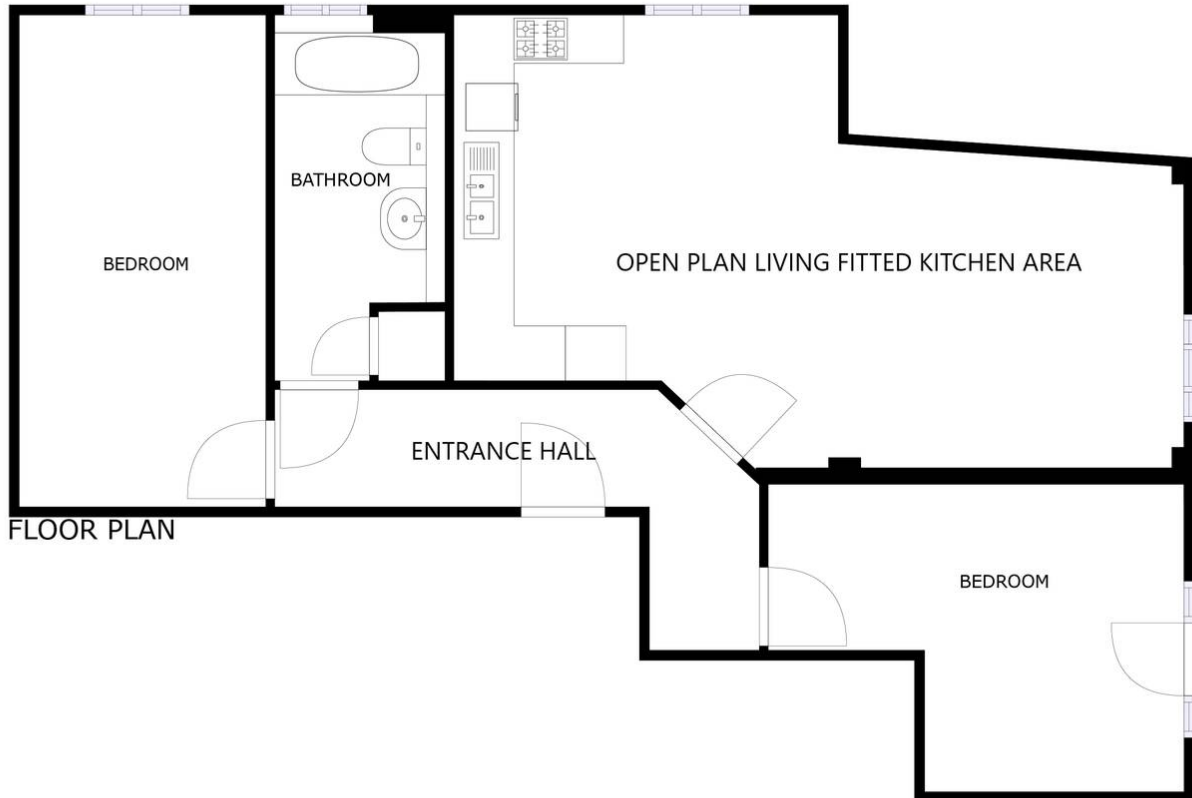
Measurement narrowing to 6'. With uPVC double glazed window to the front elevation, radiator.

### **Bathroom**

With uPVC double glazed window to the rear elevation, part tiled walls, tiled floor, bath with shower over and shower screen, wash hand basin, low-level WC, built-in cupboard, ladder style towel rail/radiator.

### **Lease Information**

Service Charge - £60 per month, Ground Rent - £150 Per Year, 109 Years remaining on the lease.



FLOOR PLAN

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents & valuers (nor any person in their employment) has any authority to make any representation or warranty in relation to the property.' The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.