



## New Walk Central Apartments, Princess Road East, Leicester

In Excess of £185,000

Located in the New Walk District is this apartment with an OPEN PLAN LIVING KITCHEN DINING ROOM, two bedrooms, four-piece family bathroom and SECURE UNDERGROUND PARKING



Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C







### Entrance Hall

With a built-in cupboard and electric wall heater.

### Open Plan Living Kitchen Dining Room

25' 0" x 15' 11" (7.63m x 4.86m)

Living Section: With double-glazed windows to the side and front elevations, a TV point and two wall-mounted electric heaters. Kitchen Section: With a double-glazed window to the side elevation, wood effect laminated flooring, a sink and drainer unit with a range of wall and base units with work surfaces over, four-ring ceramic electric hob, oven with extraction hood over, plumbing for slim line dishwasher and plumbing for a washing machine.

### Bedroom One

16' 6" x 11' 3" (5.02m x 3.42m)

With a double-glazed window to the front elevation, built-in wardrobe and an electric wall heater.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	78	78
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	63	63
EU Directive 2002/91/EC		

**Bedroom Two**

11' 9" x 7' 9" (3.58m x 2.37m)

With a double-glazed window to the front elevation and an electric wall heater.

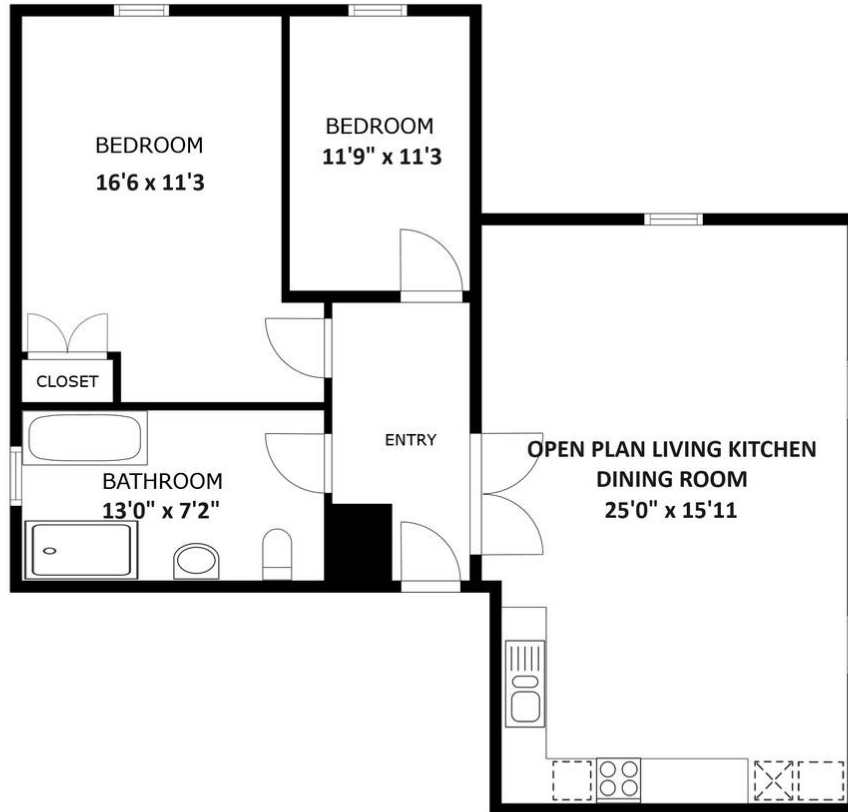
**Bathroom**

13' 0" x 7' 2" (3.96m x 2.18m)

With a double-glazed window to the side elevation, tiled flooring, bath, shower cubicle with shower over, WC, wash hand basin, tiled splash backs and a wall mounted heated towel rail.

**Allocated Parking 1 Vehicle**

Secure underground parking is entered via an electronically operated gate.



FLOOR PLAN

Total floor space 1302.43 sq.ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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