

FLOOR PLAN

DIMENSIONS

Entrance Hall

Open Plan Kitchen Living Area

24'8 max x 9'5 min (7.52m max x 2.87m min)

Bedroom One

14'0 x 8'7 (4.27m x 2.62m)

Bedroom Two

11'2 x 8'2 (3.40m x 2.49m)

Bathroom

5'07 x 7'03 (1.70m x 2.21m)

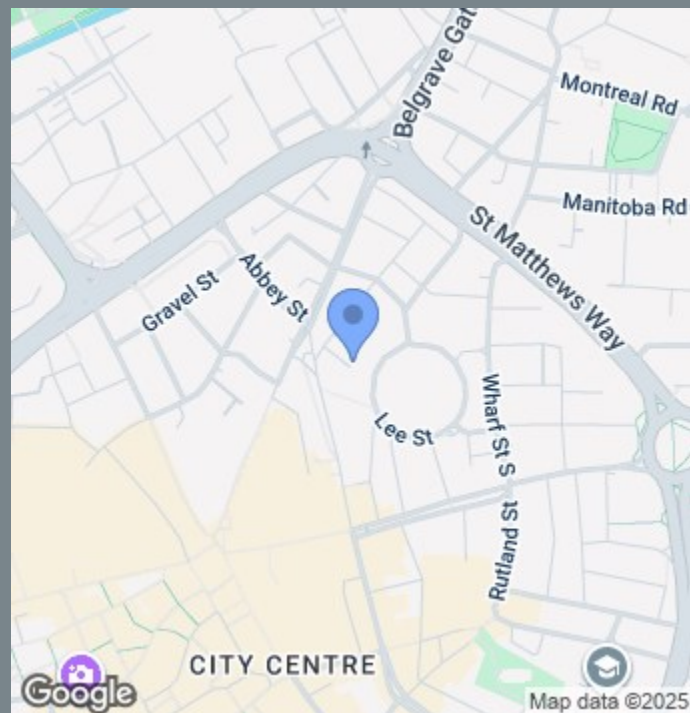


OVERVIEW

- Two Bedroom Apartment
- Investment Opportunity With Tenant Paying £1,150 Per Calendar Month
- Secure Gated Access
- Spacious Open Plan Living-
- Stylish Fitted Kitchen
- Bathroom
- Leasehold
- EER -B , Tax Band -B

LOCATION LOCATION....

Crecy Court, tucked away on Lower Lee Street in Leicester's vibrant city centre, offers the perfect balance between urban convenience and comfortable living. You'll be steps from Leicester's eclectic mix of shops, cafés, and restaurants, with the Haymarket shopping centre and Leicester Market all within easy reach. Culture and entertainment are on your doorstep too — the Curve Theatre and Leicester's Cultural Quarter are just a short stroll away. Commuting is a breeze, with Leicester Railway Station only about 0.5 miles away, and excellent bus links from the nearby Haymarket bus hub. For green space, Abbey Park lies less than a mile away, offering a pleasant escape from city life. Families will appreciate proximity to a range of local schools and nurseries, while professionals will benefit from being so close to major amenities, transport hubs and the beating heart of Leicester.



THE INSIDE STORY

This stylish two bedroom apartment is situated in the heart of Leicester City Centre, presenting a great investment opportunity, currently achieving £1,100 rent per calendar month with a tenant in situ. Located within a secure, gated development, the property offers both peace of mind and convenience for all of the city amenities.

Upon entering through the doorway into the entrance hall you are taken into a bright and spacious open-plan area with a kitchen, lounge and dining area. The stylish kitchen is fitted with sleek units and ample workspace, offering both style and practicality for everyday cooking and entertaining. The apartment features two good size bedrooms, each providing a calm and comfortable retreat, ideal for professionals, couples, or sharers. The bathroom continues the home's modern feel, with a white three piece suite and clean and neutral décor. With its combination of secure living, excellent location, and steady rental income, this apartment offers an outstanding turnkey investment in one of Leicester's most vibrant and connected areas.

