13 Leicester Road, Wigston LE18 1NR Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk www.nestegg-properties.co.uk

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FLOOR PLAN

DIMENSIONS

Entrance Hall

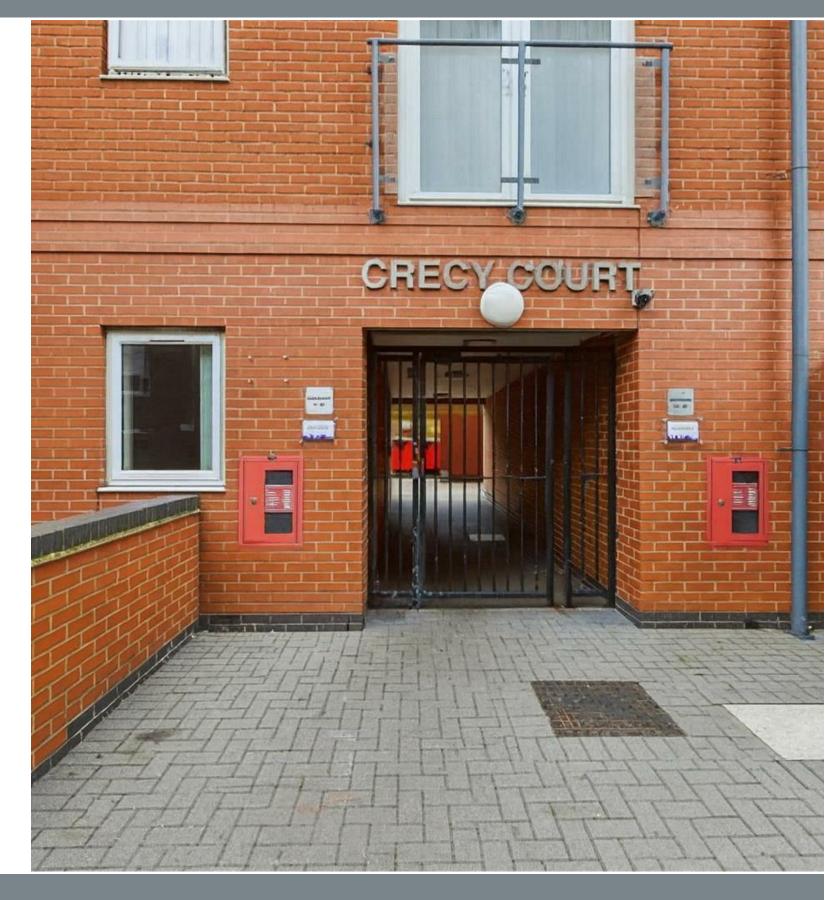
Open Plan Kitchen Living Area 24'8 max x 9'5 min (7.52m max x 2.87m min)

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)





FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

VIEWING Via our office at 13 Leicester Road, Wigston, Leicester, Le18 1NR

Telephone: 0116 2811 300 - Email: wigston@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/

FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?

Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County — total coverage for your home.

Call us on 0116 2811 300 for free advice.

OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

MONEY LAUNDERING Money laundering regulations 2003 — Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that ther

Flat 43, Crecy Court 10 Lower Lee Street, Leicester, LE1 3RG $\pm 102,950$

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.







