



## Flat 23 132 Charles Street, Leicester, LE1 1LE

Price £180,000



\*\*\*Investment Opportunity\*\*\* Set To Let Estate Agents are pleased to offer this Two Bedroom Apartment For Sale in Agin Court, Charles Street, Leicester City Centre, LE1.

City Centre Living at its Finest! \*Current tenancy until August 2024\*

Property comprises in brief, secure fob entrance, video entry intercom, located on the 4th floor. 2 large double size bedrooms, 1 bathroom with overhead shower. Open plan lounge kitchen with fitted appliances, all white goods included.

Conveniently located on Charles Street, only a short walk to Train Station, Highcross Shopping Centre and all City Centre amenities on the door step.

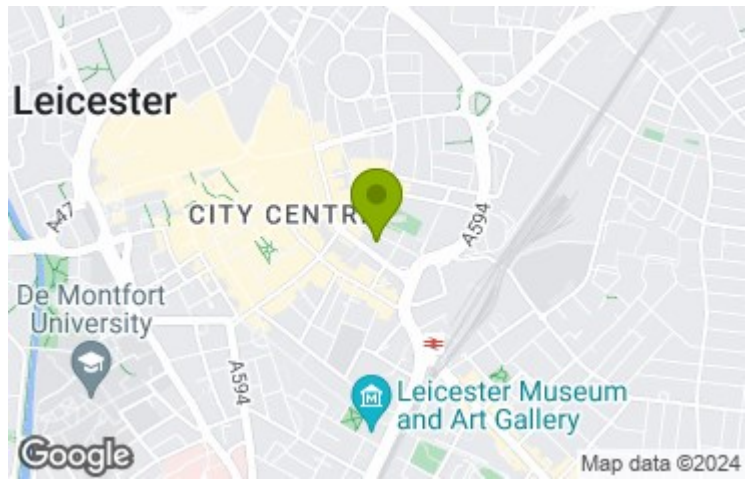
120 years remaining on lease  
£200.00 per annum ground rent  
£1055.00 service charge per annum

Call Set To Let to arrange a viewing.

### Viewing

Please contact our Set To Let Office on 01162436464 if you wish to arrange a viewing appointment for this property or require further information.

- Agin Court, Charles Street
- Leicester City Centre LE1
- Current Tenancy until August 2024
- Near Train Station
- 7.8% Yield
- Investment Opportunity
- High Rental Demand
- City Centre Living
- Call Set To Let



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A		85	85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.