



84 42 Chatham Street, Leicester, LE1 6AZ

Price £185,000



Set To Let Estate Agents are pleased to offer this Beautiful Two Bedroom Apartment with Huge Terrace Balcony For Sale in the Luxury Aria Development, Leicester, LE1.

****Investment Opportunity****

This ultra modern apartment is situated in the heart of the City Centre and is on the 5th floor of the building.

The apartment has a generous entrance hallway, leading to an open plan Lounge/Kitchen area with all appliances. Two large bedrooms fitted with mirrored sliding wardrobes, carpeted flooring and white goods. Bathroom with 3 piece suite and bath with overhead shower. There is also a private terrace balcony with access via the kitchen/living room.

Further benefits Concierge Service, CCTV throughout all communal areas and secure video entry system.

Offered with tenants in situ until June 2024 at £1300.00pcm.

Aria development is conveniently located on Chatham Street, off Granby Street, with all local amenities on the doorstep. Close to Train Station, short walk to Highcross Shopping and close to Universities.

£205.00 - Ground rent per annum
£2012.00 - Service charge per annum
245 Years remaining on lease

Call Set To Let on 01162436464 to register your interest Now

- Aria Apartments
- Luxury Apartment
- 2 Generous Bedrooms
- Huge Terrace
- Tenancy until June 2024
- Near Train Station
- Near Universities
- Call Set To Let
- High Rental Demand
- 8% Yield

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.

GROUND FLOOR
644 sq.ft. (59.8 sq.m.) approx.

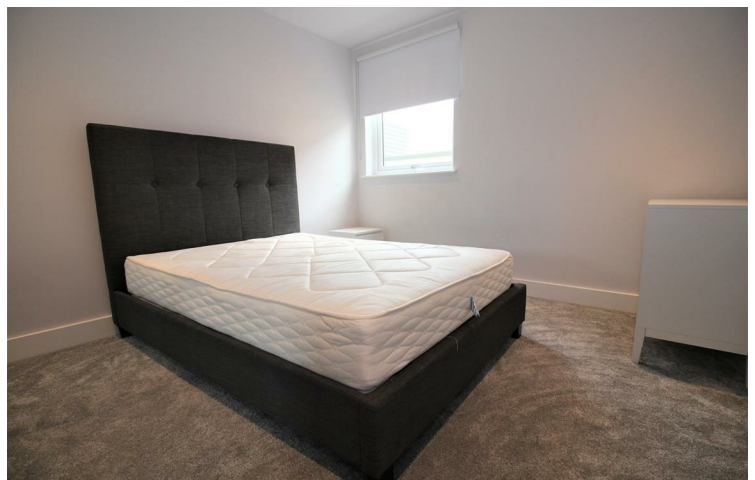


TOTAL FLOOR AREA: 644 sq.ft. (59.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, fixtures and appliances shown here are to be confirmed and not guaranteed as to their availability or efficiency can be given.
Made with Hozon 0102



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		86	86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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.