



Apartment 4 42 Chatham Street, Leicester, LE1 6AY

Price £180,000



****IDEAL INVESTMENT OPPORTUNITY WITH TENANT IN OCCUPANCY**** ULTRA MODERN 2 BEDROOM GROUND FLOOR APARTMENT IN THE POPULAR ARIA DEVELOPMENT IN LEICESTER CITY CENTRE Set To Let are pleased to offer this immaculate 2 bedroom apartment near Train station, a short walk to Highcross and close to both Universities. Aria Apartments is a sought after development, newly built in 2018 with only the highest quality fixtures and fittings. The development offers concierge service, lift access to all floors, separate bin store and bike storage.

The apartment in brief offers entrance hallway, open plan Lounge/Kitchen with all integrated appliances, wall and base level cupboards. Large window to Lounge facing Chatham Street. Two double size bedrooms, with mirror sliding wardrobes and carpet flooring. Bathroom with 3 piece suite, bath tub with over head shower, sink with storage below and wc.

Further benefits include Video entry system and secure fob entrance.

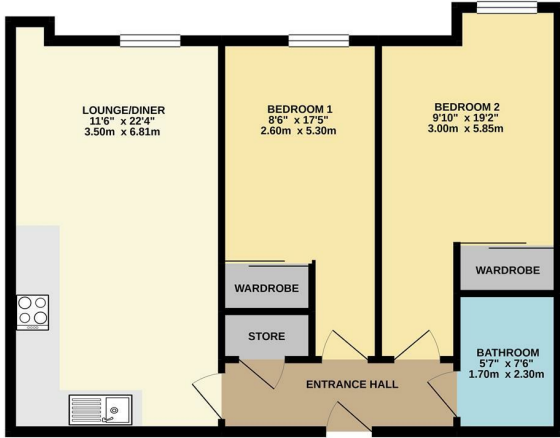
Call Set To Let to arrange a viewing on 01162 436464

- Aria Apartments
- Luxury City Centre Living
- Concierge
- Ground Floor
- Modern Contemporary
- High Rental Yields
- Active Tenancy
- No Chain
- 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
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA: 649 sq.ft. (60.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of floor, ceiling, height and area given herein are approximate and are not intended to be used as a basis for any construction or other purposes. The architect, surveyor and appliances shown have not been tested and the guarantee is to their respective professional codes of practice. Made with Measure 12/22



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	82
(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			
(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	

Entrance Hallway 12'1" x 3'11" (3.7 x 1.2)

With video entry system, all rooms leading off entrance and access to store cupboard with water tank and shelves.

Lounge/Kitchen 21'3" x 11'5" (6.5 x 3.5)

Large open plan Lounge/Kitchen area, all integrated appliances, granite worktop to kitchen with a range of wall and base level cupboards. Spacious lounge with window facing Chatham Street.

Bedroom One 8'6" x 17'4" (2.6 x 5.3)

Generous size bedroom, carpet to flooring and floor to ceiling wardrobes with mirror sliding doors. Window facing Chatham Street.

Bedroom Two 9'10" x 19'0" (3 x 5.8)

Generous size bedroom, carpet to flooring and floor to ceiling wardrobes with mirror sliding doors. Window facing Chatham Street.

Bathroom 5'6" x 7'6" (1.7 x 2.3)

Three piece suite, bath tub with over head shower, wash hand basin with under sink storage and WC. Tiles to floor and walls with large mirror fixed to wall above wash hand basin.



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.