



## Aria Apartments 4th Floor, 42 Chatham Street, Leicester, LE1 6AZ

Price £140,000



Welcome to the exquisite Aria Apartments, located on Chatham Street in the vibrant city of Leicester. This luxury apartment offers a perfect blend of modern living and convenience, making it an ideal choice for both first-time buyers and investors alike.

Upon entering this stylish one-bedroom apartment, you will be greeted by a spacious open-plan kitchen, living, and dining area, designed to create a warm and inviting atmosphere. The layout is perfect for entertaining guests or enjoying a quiet evening at home. The contemporary kitchen is equipped with high-quality appliances, fixture and fittings ensuring that cooking and dining experiences are both enjoyable and efficient.

The apartment features a well-appointed bedroom, with fitted wardrobe providing a peaceful retreat. The bathroom is tastefully designed, offering both comfort and functionality.

Situated within a secure development that includes a concierge service, residents can enjoy peace of mind and a sense of community. Conveniently located in close proximity to the train station and several universities, which contributes to the high rental demand in the area. This makes the property not only a wonderful home but also a smart investment opportunity.

In summary, this luxury apartment at Aria Apartments is a remarkable find in Leicester, combining modern amenities with an enviable location. Don't miss the chance to make this stunning apartment your new home.

Currently occupied with a tenancy until September 2025 at £1100.00pcm.

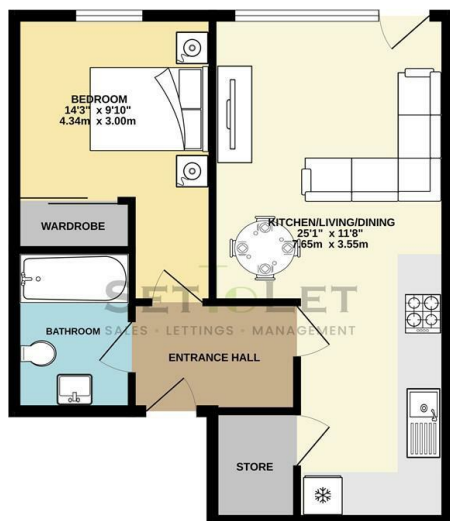
243 years remaining on lease  
Ground Rent - £150.00 per annum  
Service Charge - £2000.00 per annum

### Viewing

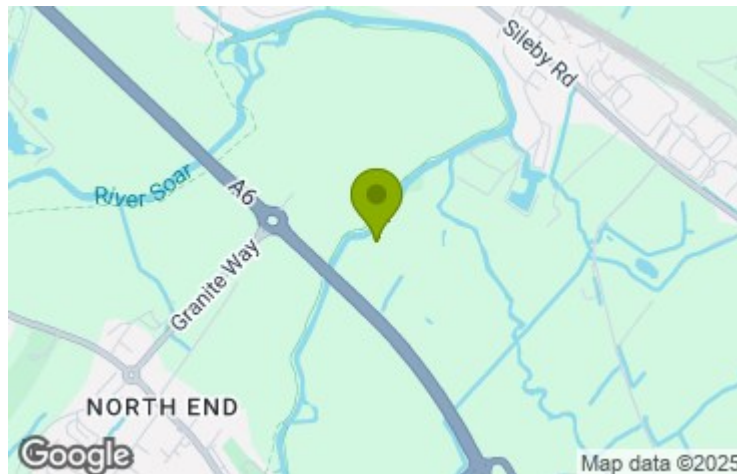
Please contact our Set To Let Office on 01162436464 if you wish to arrange a viewing appointment for this property or require further information.



GROUND FLOOR  
486 sq.ft. (45.1 sq.m.) approx.



1 BEDROOM APARTMENT  
TOTAL FLOOR AREA: 486 sq.ft. (45.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, windows, rooms and any other parts are approximate and no responsibility is taken for any mis-  
conception or mis-statement. This plan is for illustrative purposes only and should be used as such by any  
prospective purchaser. The services, fixtures and fittings shown have not been visited and the guarantee  
as to their operation or otherwise can not be given.  
Made with Metaphor 02025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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		
(81-91) B	84	84
(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	

- Aria Apartments
- Leicester City Centre LE1
- Luxury Apartment
- High Rental Demand
- 9.4% Rental Yield
- Near Train Station
- Near Universities
- Current AST until September 2025
- Call Set To Let



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.

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