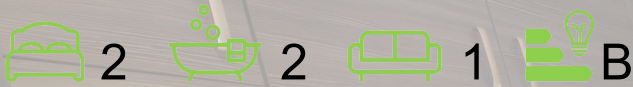




Aria Apartments 42 Chatham Street, Leicester, LE1 6AY

Price £220,000



Welcome to the luxurious Aria Apartments, located on Chatham Street in the vibrant city of Leicester. This exquisite two-bedroom, two-bathroom apartment offers a modern and stylish living experience, perfect for both professionals and families alike.

As you enter this splendid apartment, you are greeted by an open-plan lounge and kitchen area, designed to create a spacious and inviting atmosphere. The contemporary layout allows for seamless interaction between the living and dining spaces. The kitchen is fitted with high-quality fixtures, fittings and appliances.

The apartment boasts two well-appointed bedrooms, one with ensuite and main bathroom with with 3 piece suite and over head shower.

Situated within a secure development, residents benefit from the added peace of mind provided by a concierge service, enhancing the overall living experience. This property not only serves as a beautiful home but also presents an excellent investment opportunity, with the option to purchase through a limited company. High rental demand, offering a healthy 7% Yield.

With its prime location in Leicester, Aria Apartments offers easy access to local amenities, transport links, and the vibrant culture of the city. This is a rare chance to acquire a luxurious apartment in a sought-after area, combining modern living with convenience. Do not miss the opportunity to make this stunning property your own.

- Aria Apartments
- Leicester City Centre LE1
- Investment Opportunity
- Near Train Station
- High Rental Demand
- 2 Bed 2 Bath Luxury Apartment
- Private Balcony
- Call Set To Let

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.

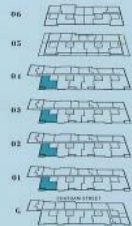
APARTMENTS 26, 41, 56 & 71
1ST, 2ND, 3RD & 4TH FLOORS
2 BEDROOM APARTMENT



ROOM DIMENSIONS

TOTAL APARTMENT AREA	44.0 SQ M	994 SQ FT
Kitchen / Living / Dining Room	3.23m x 6.53m	10'9" x 21'11"
Bedroom 1	2.75m x 9.23m	9'0" x 23'9"
Bedroom 2	2.75m x 5.47m	9'0" x 17'11"
Balcony	2.75m x 1.69m	9'0" x 5'7"

Measurement points: FF - Fridge Freezer W - Washer D - Dishboard HW - Hot Water Tank
Apartment layouts provide approximate measurements only. Dimensions which are taken from the indicated points of measurement are for guidance only. All measurements and areas may vary within a tolerance of 5%. Window positions may vary between plots.



Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B	84	84
(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 (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B	85	85
(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.