



85 42 Chatham Street, Leicester, LE1 6AZ

Offers in excess of £130,000



Set To Let Estate Agents are excited to offer this rare Luxury Studio Apartment situated on the 5th Floor with a Huge Private Terrace within the popular Aria Apartments, Leicester City Centre. Offered with a tenant in situ until August 2024 would make an ideal investment opportunity.

Ultra modern apartment in the heart of the City
Property in brief comprises, entrance into a generous hallway, leading to open plan Lounge/Kitchen with all integrated appliances and bathroom with over head shower

Further benefits Concierge Service within the development. Secure site with CCTV in communal areas

Aria development is conveniently located on Chatham Street, off Granby Street, with all local amenities on the doorstep.

Close to Train Station, DMU, Leicester University and Royal Infirmary Hospital

Call Set To Let to register your interest Now 01162436464

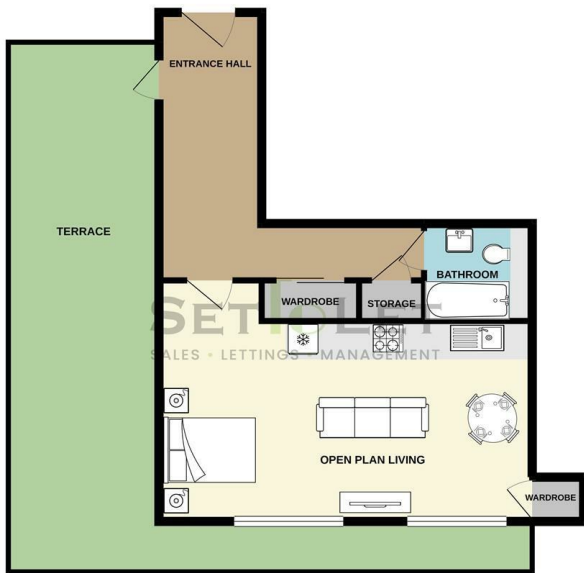
- Investment Opportunity
- 7% Yield
- Luxury Studio Apartment
- Huge Private Terrace
- Aria Apartments LE1
- Tenant in Situ
- Call Set To Let

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.



5TH FLOOR
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA: 552 sq ft. (51.3 sq m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made with respect to their condition.



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Entrance Hallway

Secure entrance from solid wood door into hallway, wood effect flooring with access onto terrace. Sliding wardrobes with mirror doors, door to bathroom and door to open plan living area.

Bathroom

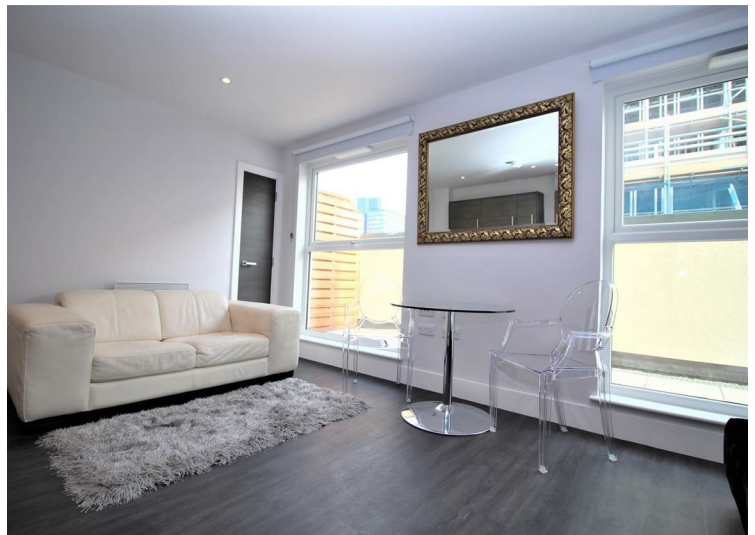
Three piece suite, with over head shower in bath tub. Tiles to flooring and walls. Heated towel rail fixed to wall. Vanity sink unit with storage and mirror fixed to wall.

Open Plan Studio Area

Open plan living area, kitchen fitted with a range of wall and base level units, integrated appliances including washer/dryer, full height fridge/freezer, dish washer and cooker/oven. Spacious open area to arrange furniture with 2 large windows allowing plenty of natural sunlight.

Terrace

Generous wrap around terrace with outdoor lighting allowing plenty of space to have outdoor seating and furniture.



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.