



## 61 42 Chatham Street, Leicester, LE1 6AZ

### Offers in excess of £110,000



**\*\*INVESTMENT OPPORTUNITY\*\*** Set To Let Estate Agents are pleased to offer this Luxury One Bedroom Studio Apartment For Sale in the popular Aria Development, Leicester, LE1. Ultra modern apartment in the heart of the City  
Tenant in situ until September 2024 with rent of £850.00pcm excluding bills.

Entrance into a generous hallway, leading to an open plan Lounge/Fully Equipped Kitchen/Bedroom area.

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 LRI

Ideal investment opportunity or modern City Centre living.

Please call 01162 436464 to arrange a viewing.

- Investment Opportunity
- Tenant in Situ
- 8% Yield
- Aria Apartments
- City Centre LE1
- 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.

4TH FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



STUDIO APARTMENT  
TOTAL FLOOR AREA - 423 sq.ft. (39.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, windows, doors 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 by any prospective purchaser. The services, facilities and appliances shown here are their latest model and quantities are to be confirmed by the developer or agent.  
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>88</b>	<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>	<b>89</b>	<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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### Entrance Hallway

Entrance through a solid wood door, wood effect flooring, store cupboard with water tank system. Door leading to bathroom and door leading to Open plan living area.

### Open Plan Living

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. Sliding wardrobes with mirror doors.

### Bathroom

Spacious bathroom, tiles to flooring, bath tub with over head shower and glass screen. Wash hand basin with vanity unit and WC. Large mirror fixed to wall.



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.