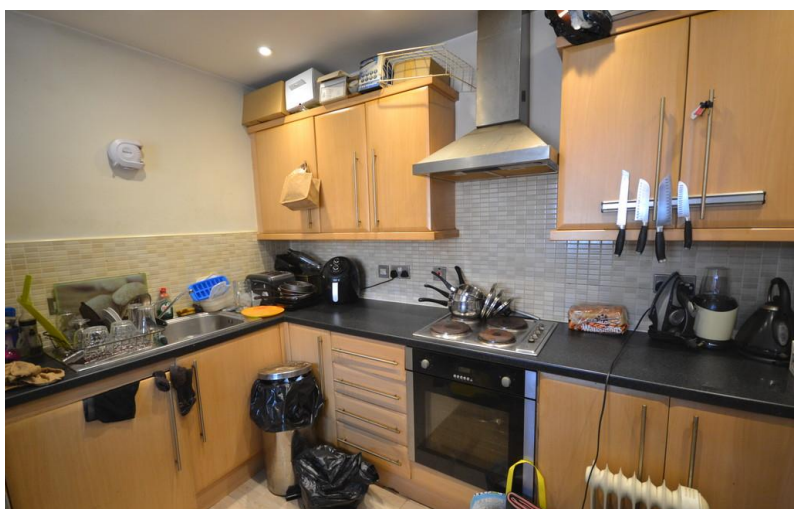
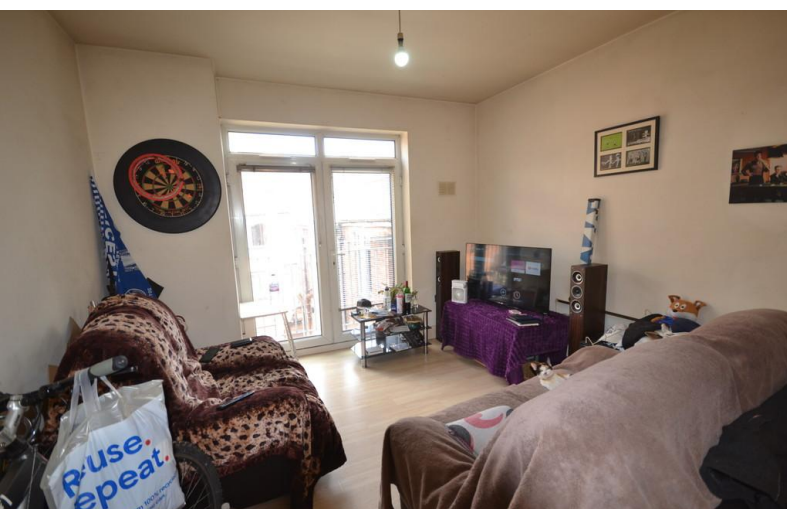


FOR SALE



Belvoir House, 33-37 Belvoir Street, Leicester LE1 6SY

1 Bedroom, 1 Bathroom, Apartment

Offers Over £75,000





- **Double Bedroom Apartment**
- **Walking distance to city centre**
- **Open Plan Kitchen Living Area**
- **Family Bathroom**
- **Investment Opportunity or First Home**
- **Offered Unfurnished**
- **Leicester City Council**
- **Lease term 106 years,**
- **£1700 Management charge**
- **£150 Ground Rent**

PROPERTY DESCRIPTION An investment opportunity or a home for a first-time buyer, this apartment is situated on Belvoir St, with bars, restaurants, and high street stores within walking distance

The property is bright and airy with modern neutral decor throughout. There is a considerable size living room and an open plan kitchen with quality appliances. The bathroom has a white suite and includes a bath with shower over

* Interested parties should note that there is no nearby free parking and should make additional enquiries if this is required *

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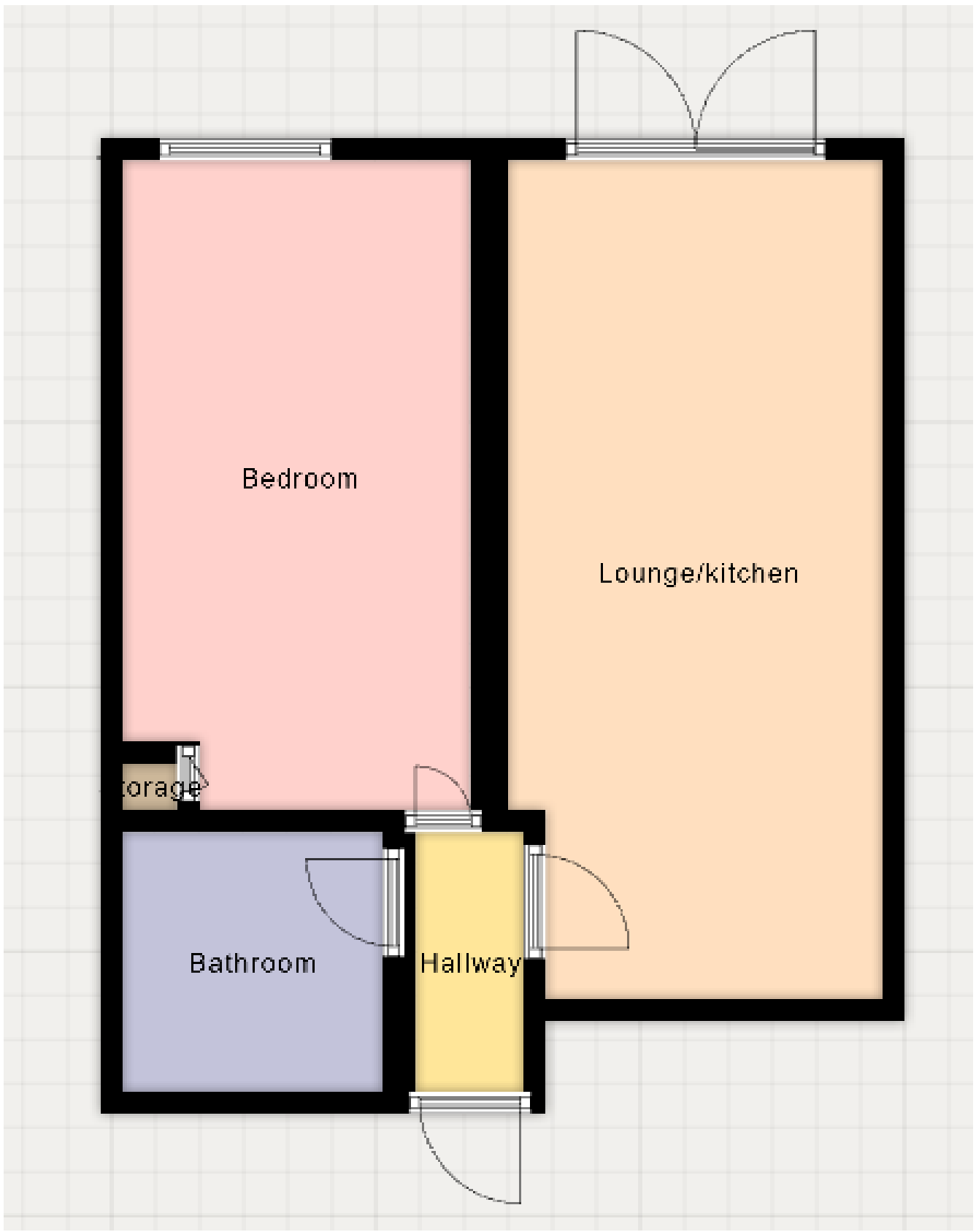


LOUNGE/KITCHEN 19' 9" x 11' 9" (6.02m x 3.58m)

The open plan style living space measuring more than 19 ft offers a balcony with French doors. The kitchen area has a well fitted range of wall and base units with additional space and plumbing for white goods. A single built-in oven with hob and extractor over are also included. The kitchen is finished with contrasting work surface and tiling to splash prone areas.

BEDROOM 14' 9" x 7' 11" (4.5m x 2.41m) A double bedroom with benefiting from a uPVC frame double glazed window and storage cupboard.

BATHROOM 5' 7" x 6' 11" (1.7m x 2.11m) Offering a modern white suite comprising; side panel bath with shower over, pedestal wash hand basin, low level flush WC with tiling to splash prone areas.



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.