



The River Buildings, Western Road,  
Leicester, LE3 1B





- TWO BEDROOM APARTMENT
- OPEN PLAN LIVING
- EPC RATING - B
- IDEAL LOCATION
- PRIVATE PARKING
- TENANTS IN SITU
- GATED ENTRY

SellMyHome are delighted to bring to the market this fully refurbished two bedroom apartment located in The River Buildings, Western Road, LE3.

Being offered with vacant possession, this stunning apartment is certainly not one to miss out on.

Internally, the rear of the apartment has an open plan lounge/diner with the kitchen neatly tucked away in its own alcove. Furthermore, this area of the apartments benefits from having double French doors that open out onto your own private balcony giving you luxury views over the nearby canal and Bede Park.

To the front of the apartment you will find a double bedroom and a further single bedroom, three piece family bathroom including W/C, wash hand basin and shower cubicle.

The River Buildings is situated just a 5 minute walk from the local superstore, 15 minute walk to Leicester City Centre and a short drive to the M1/M69; perfect for commute routes.

Please contact SellMyHome to avoid missing out on this fantastic property!

#### LEASE DETAILS

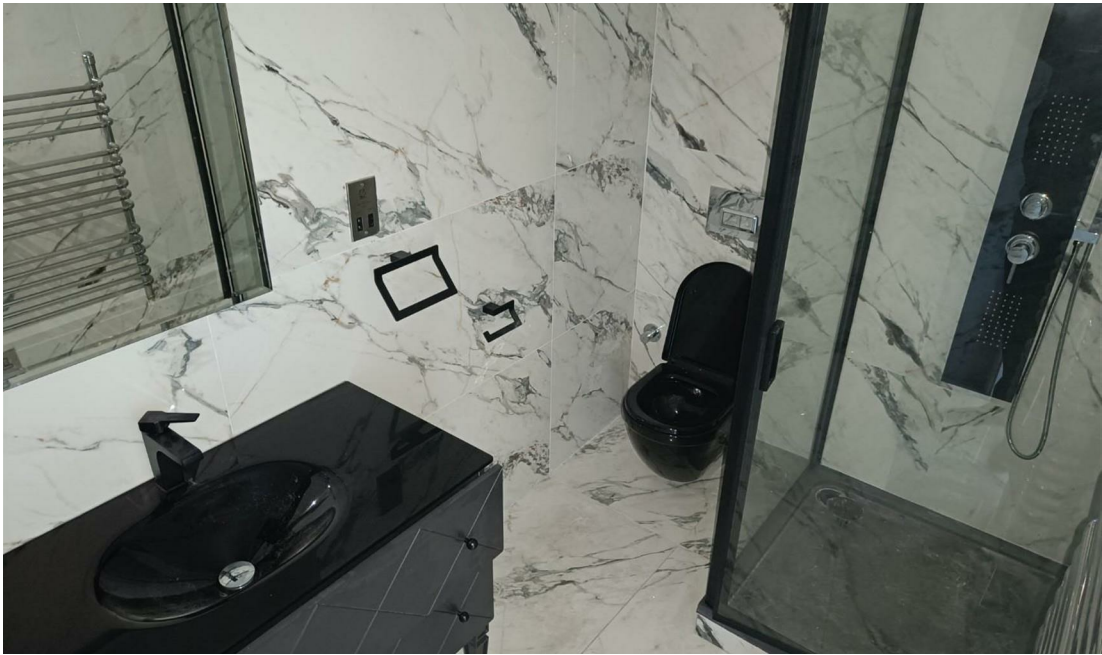
Years Remaining - 105 Years  
 Service Charge - £1,400 per annum  
 Ground Rent - £250 per annum

All details are approximate, please confirm this with your solicitors.

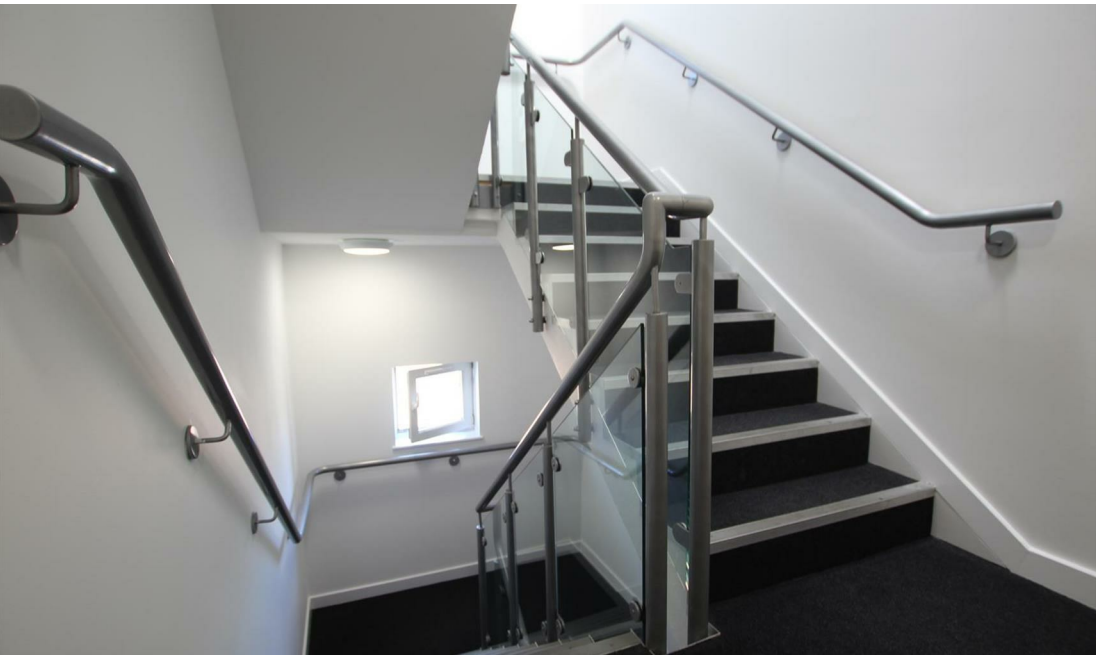
Council Tax Band - C



# Offers In Excess Of: £170,000







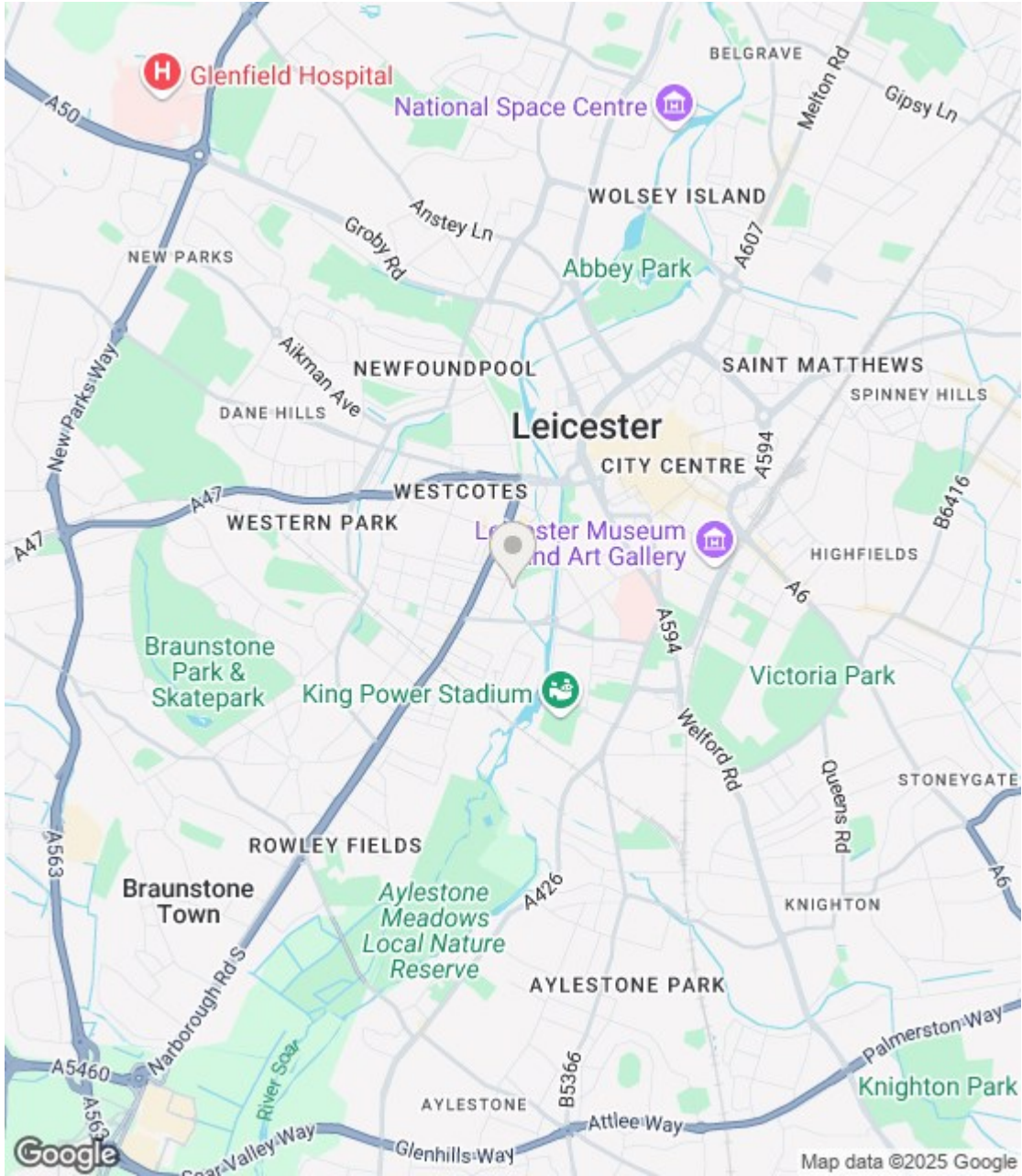
Energy Efficiency Rating

|   | Current                    | Potential                  |
|---|----------------------------|----------------------------|
| Very energy efficient - lower running costs |                            |                            |
| (92 plus) A                                 |                            |                            |
| (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<br>2002/91/EC | EU Directive<br>2002/91/EC |

81 84

Environmental Impact (CO<sub>2</sub>) Rating

|   | Current                    | Potential                  |
|---|----------------------------|----------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |                            |
| (92 plus) A   |                            |                            |
| (81-91) B   |                            |                            |
| (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<br>2002/91/EC | EU Directive<br>2002/91/EC |



(1)MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. (2) These particulars do not constitute part or all of an offer or contract. (3) The description, measurements & specifications indicated have been approved by the Vendor, for guidance only and as such must be considered incorrect. While every effort has been made to ensure the accuracy of the information provided, we cannot be held responsible for any errors or omissions. Potential buyers are advised to recheck measurements before committing to any expense. (4) We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. (5) Financial Advice: Any financial information or advice provided in this brochure is not intended as financial or legal advice. We recommend that you seek independent financial and legal advice before making any decisions regarding property transactions. (6) Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. Energy Performance Certificates are available upon request. EPC ratings and related details are accurate as of the date of publication, but may change over time. (7) We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. (8) Subject to Availability: All properties and prices are subject to availability and may be withdrawn or amended without notice. We do not guarantee the continued availability of any property listed in this brochure. (9) Third-Party Services: Any references to third-party services, such as solicitors, surveyors, or financial advisors, are for information only. We do not endorse or recommend any particular service provider. (10) Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts. (11) Viewing Arrangements: Viewings of properties are by appointment only and should be arranged through the estate agent. (12) Legal Information: Buyers should verify all legal and planning details with the relevant authorities and professionals before proceeding with a purchase.