



## Apartment 96 Navigation Street, Leicester, LE1 3UN

Sell My Home are proud to present to the market this fantastic two-bedroom apartment situated in the sought-after location of LE1.

The property comprises in brief, concierge service, an entrance hall, two spacious bedrooms, a family bathroom, and an open-plan style kitchen/ lounge area.

### Location

A short walk away from the Highcross Shopping Centre, and great access to Leicester Train Station. Conveniently located to local supermarkets and shops for daily essentials.

IDEAL BUY-TO-LET PROPERTY

**Price Guide £95,000**

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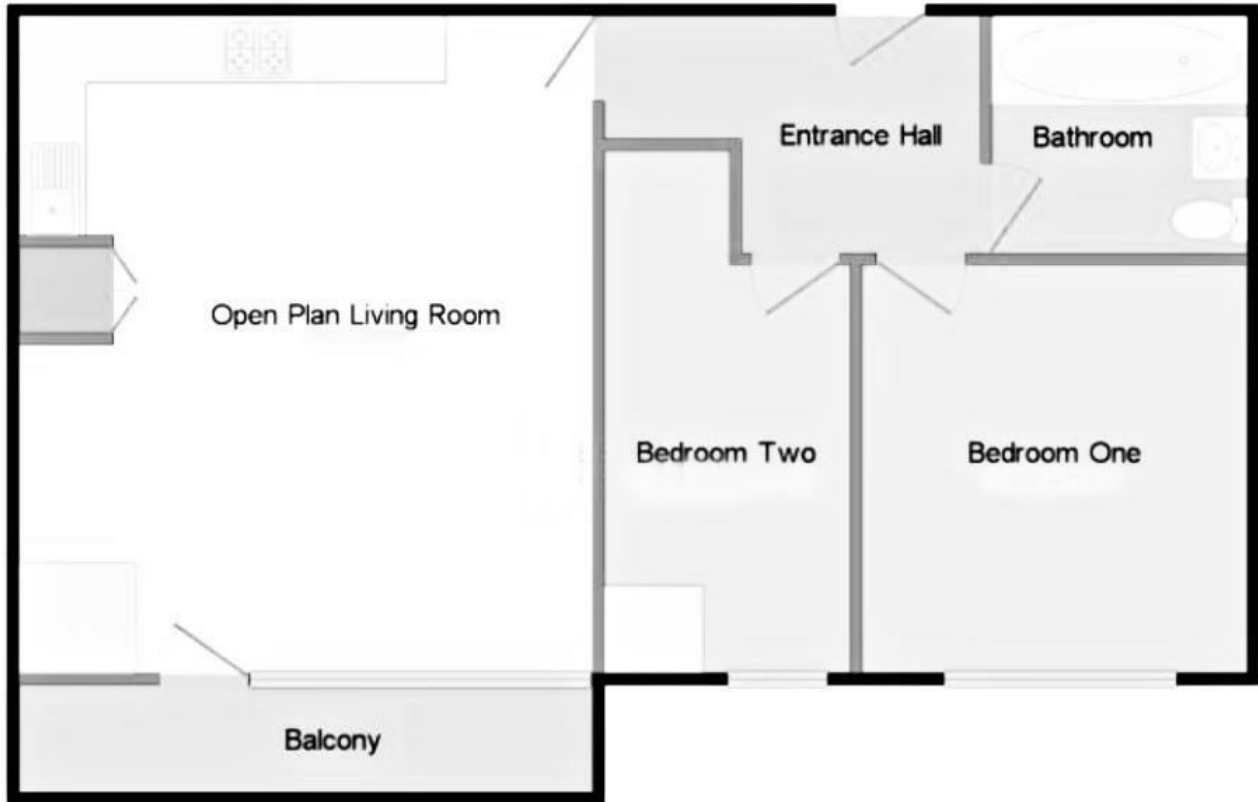
- NO UPWARD CHAIN
- TWO SPACIOUS BEDROOMS
- CLADDING AND TIMBER MONIES ALREADY PAID
- CONCIERGE SERVICE
- OPEN-PLAN LIVING AREA WITH BALCONY
- LOCATED IN LEICESTER CITY CENTRE
- IDEAL BUY TO LET PROPERTY
- COUNCIL TAX BAND A



**Directions**



# Floor Plan



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.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</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		73	85	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</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		84	85
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	