



Apartment 84 Navigation Street, Leicester, LE1 3UN

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

INVESTMENT OPPORTUNITY

The property comprises in brief, concierge service, an entrance hall, and a storage area which if preferred can be used as a third bedroom. Two spacious bedrooms, an en-suite and a family bathroom, and an open-plan style kitchen/ lounge area. This area also has access to a balcony which offers you a beautiful view of Leicester City.

Location

A short walk away from the Highcross Shopping Centre, and great access to Leicester Train Station.

Price Guide £120,000

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, Leicester, LE1 3UN



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



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 ₂) 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		72	84	Very environmentally friendly - lower CO ₂ 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 ₂ emissions		83	84
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	