



Lee Circle, Leicester

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- TWO BEDROOM CITY CENTRE APARTMENT
- LEE CIRCLE
- LOUNGE WITH LARGE WINDOWS
- GREAT PUBLIC TRANSPORT
- STAINLESS STEEL KITCHEN
- SHOWER ROOM WITH THREE PIECE SUITE

Introducing an outstanding opportunity for all you first-time buyers and astute investors! Nestled in the heart of Leicester City Centre, this well presented apartment awaits, welcoming you with open arms.

Step into this contemporary two-bedroom apartment. Measuring an impressive 60 square metres, this thoughtfully designed dwelling offers a comfortable haven for you to call home. As you make your way to the well-sized lounge, bask in the abundance of natural light that floods the space, creating an inviting atmosphere. Housed within this apartment, you will find a stainless steel kitchen. Whether you are a master chef in the making or simply preparing a quick meal, this well-equipped kitchen is sure to cater to all your culinary aspirations. A shower room with three piece suite provides all the facilities you would expect from an urban apartment. Finally we have the two bedrooms, one of which is currently used as a home office and the other offering plenty of space.

But wait, there's more! The location of this property is one you simply cannot ignore. Being situated right in the heart of Leicester City Centre, the Clock Tower is a short walk away and the Leicester Royal Infirmary and two universities are easy to reach by public transport.

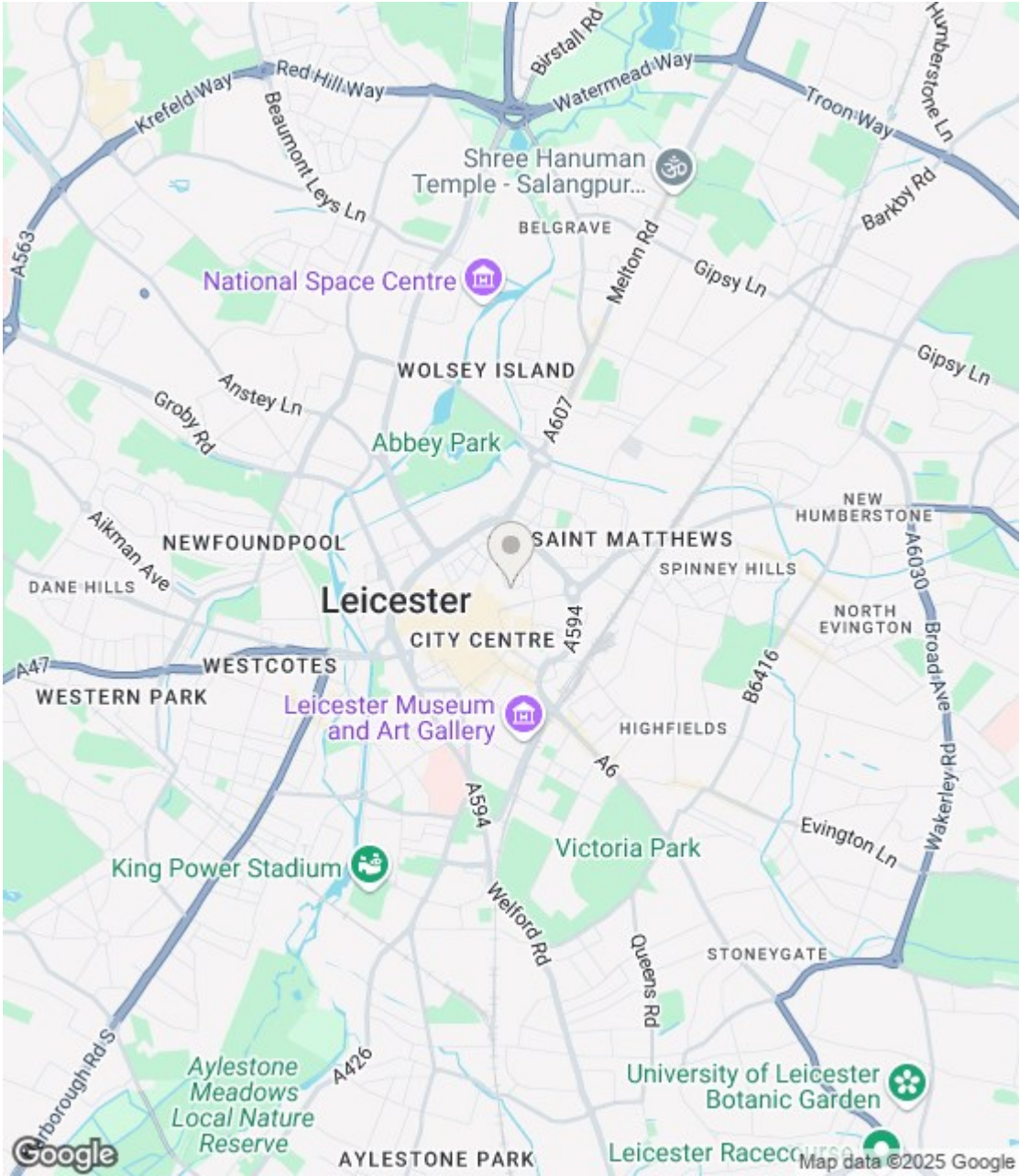
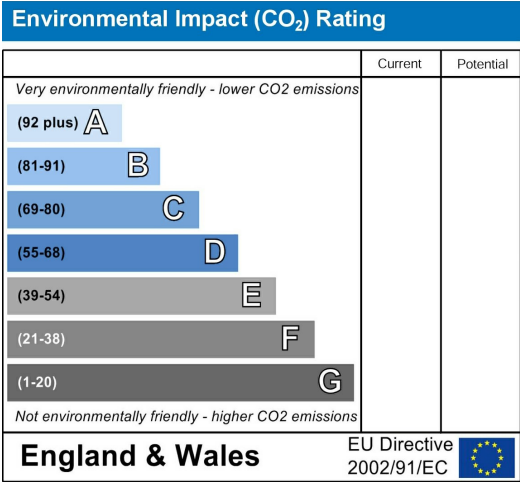
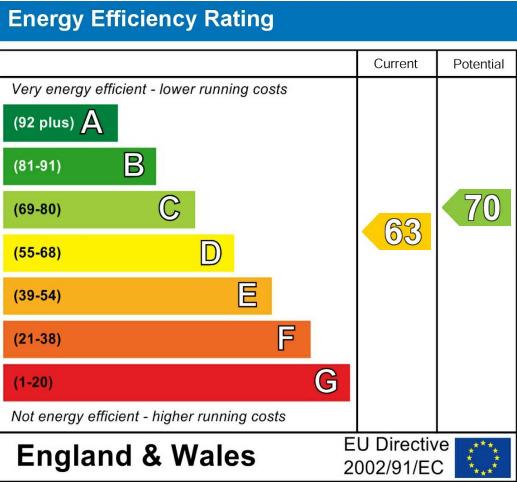
Keeping convenience in mind, this residence offers a variety of transportation options at your fingertips, allowing you to effortlessly navigate the city and beyond. Commuters will delight in the close proximity to public transport links, such as Leicester Train Station or the new free-to-use electric city bus along with the two bus stations in walking distance.

Invest in the perfect opportunity to carve out your own piece of urban paradise. Seize the chance to secure your foothold in the property market or expand your investment portfolio by reaching out today to arrange a private viewing.

TENURE: Leasehold
 LEASE LENGTH: 104 years remaining
 SERVICE CHARGE: £2000 per year approx
 GROUND RENT: £250 approx
 COUNCIL TAX: Band B

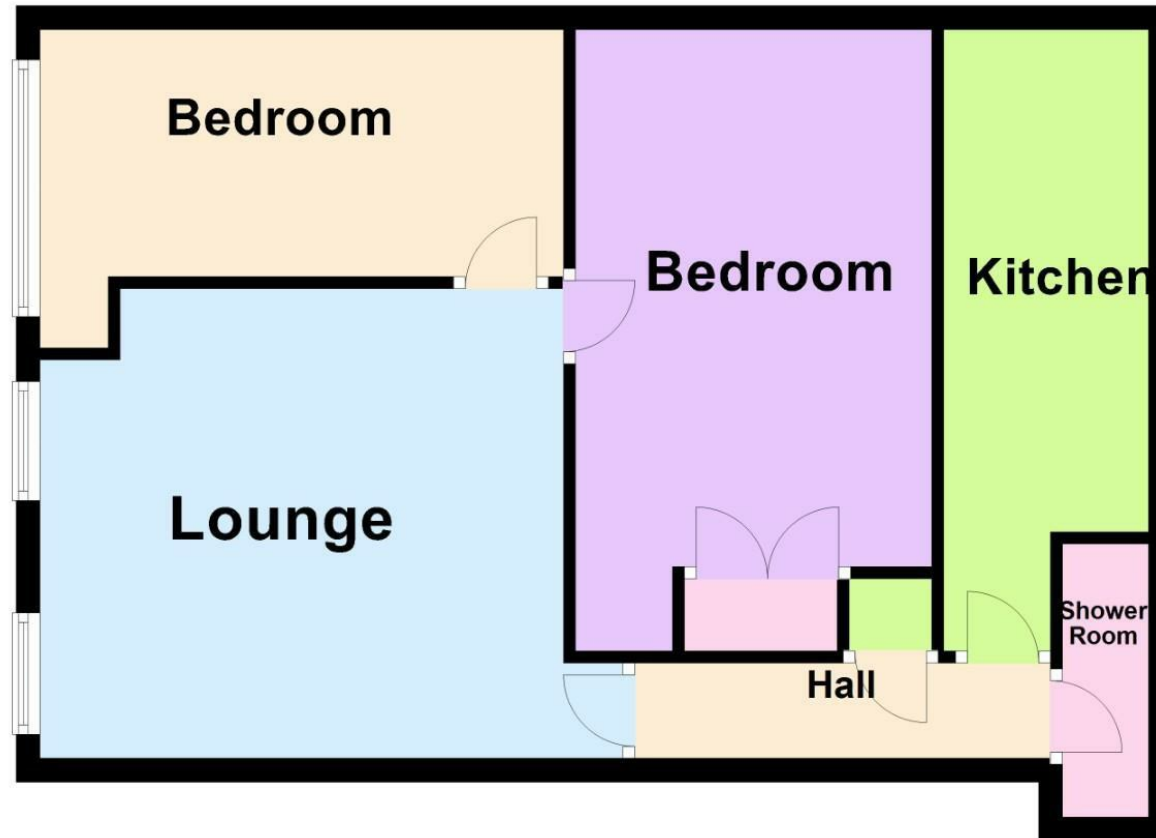
Offers In Excess Of: £120,000





Ground Floor

Approx. 59.2 sq. metres (636.9 sq. feet)



Total area: approx. 59.2 sq. metres (636.9 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.

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