



## 47-47a Stuart Street, Leicester, LE3 0DU

Welcome to Stuart Street, Leicester - a charming location that is home to this delightful investment opportunity. Situated in a sought-after area, this property offers not just one, but two one-bedroom flats - a perfect opportunity for investors looking to expand their portfolio.

As you step into this property, you are greeted by a cosy reception room that is perfect for relaxing or entertaining guests. The flat boasts a well-appointed bedroom, providing a comfortable space to unwind after a long day. With a three-piece bathroom included, this flat offers convenience and style in one package.

This property comes with the added bonus of a freehold with a garage, providing both security and convenience for the new owner. This property is perfect for investors to add to their investment portfolio, this must-view flat offers great potential.

Don't miss out on the chance to own a property in this desirable location.

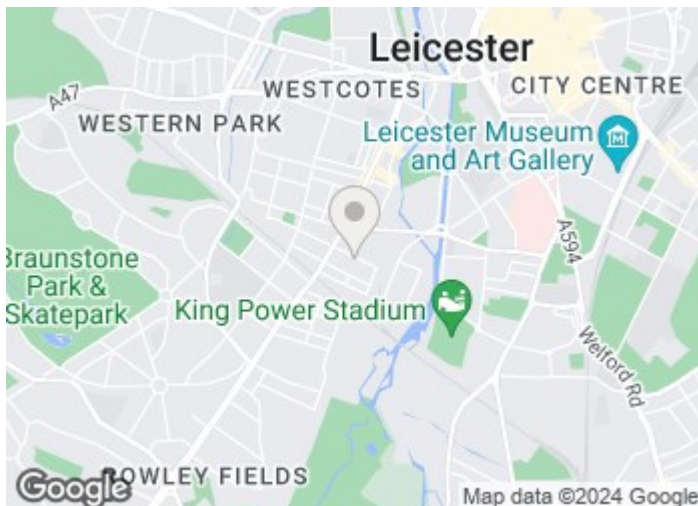
**Offers Over £225,000**

# 47-47a Stuart Street

, Leicester, LE3 0DU



- x2 One Bedroom Flats
- Highly Sought After Location
- New Boilers Fitted To Each Flat
- Freehold Purchase
- Separate Garage
- Potential Rent of £700 Per Month Per Flat
- Perfect For Investment
- Potential For Further One Bedroom Flat (STPP)



[Directions](#)



# Floor Plan

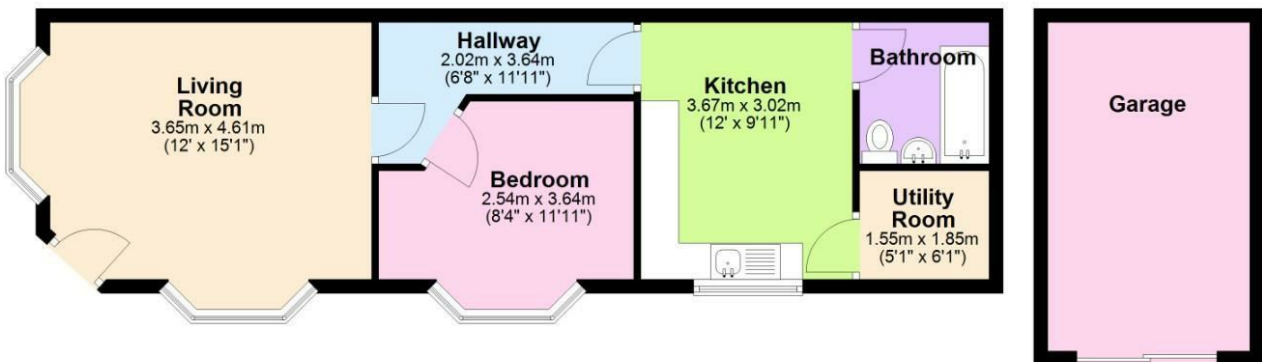
## First Floor

Approx. 49.1 sq. metres (528.2 sq. feet)



## Ground Floor

Approx. 49.7 sq. metres (534.9 sq. feet)



Total area: approx. 98.8 sq. metres (1063.1 sq. feet)

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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p>			
<p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
	77		78
47		48	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	