



## 3 Duke Street, Leicester, LE1 6WB

SellMyHome are proud to present to market this two-bedroom modern apartment located in the City Centre of Leicester.

The property comprises an open plan living/kitchen area with white goods including fridge/freezer, washing machine, electric four-ring hob with oven and ample cupboard space. Also, a three piece family bathroom with shower over and heated towel rail. Finally, two bedrooms with double-glazed windows.

There are a wide range of amenities within walking distance including shops, bars, restaurants, De Montfort University and Leicester Train Station.

Perfect for investors or first time buyers!

Please contact SellMyHome to book in your viewing appointment.

**Offers Over £125,000**

# 3 Duke Street

, Leicester, LE1 6WB



- Two Bedroom Apartment in Leicester City Centre
- Perfect For Investors or First Time Buyers
- Good Transport Links
- Highly Sought After Location
- Walking Distance To Local Amenities
- Open Plan Living
- Third Floor Apartment



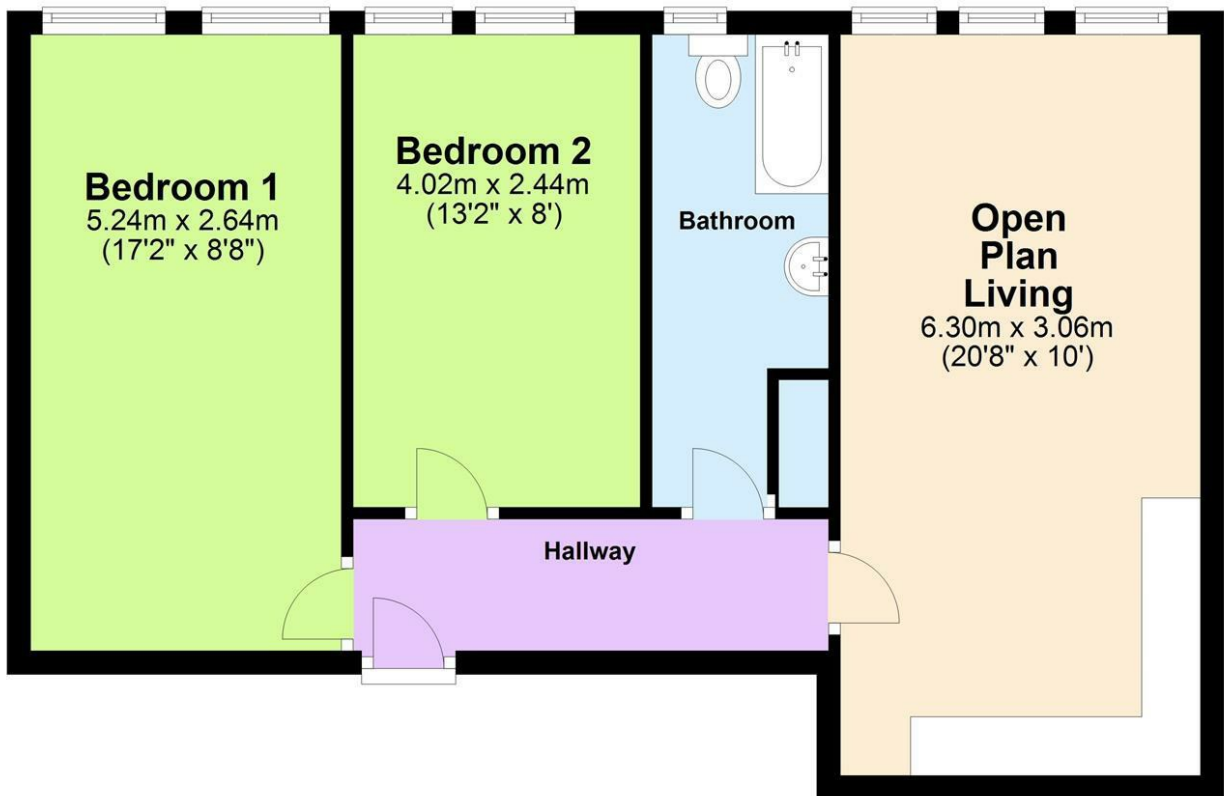
**Directions**



# Floor Plan

## Ground Floor

Approx. 55.8 sq. metres (600.7 sq. feet)



Total area: approx. 55.8 sq. metres (600.7 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.

