



Lineker Road, Leicester

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Welcome to this charming two-bedroom apartment located on Lineker Road, Leicester, nestled on the historic site of the Old Leicester City Football Grounds. This new build offers a modern living experience, perfect for first-time buyers or savvy investors looking to expand their portfolio.

Spanning an impressive 626 square feet, the apartment features a well-proportioned reception room that provides a welcoming space for relaxation and entertainment. The two bedrooms are thoughtfully designed to maximise comfort and privacy, making them ideal for a small family or as guest rooms. The property also includes a contemporary bathroom, ensuring convenience for everyday living.

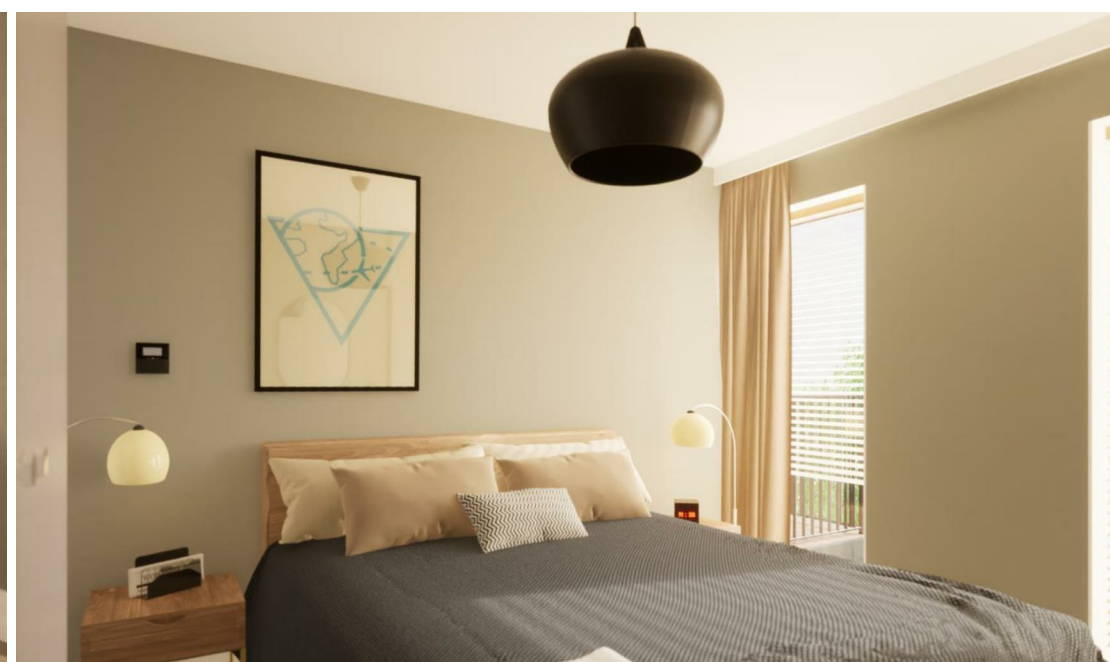
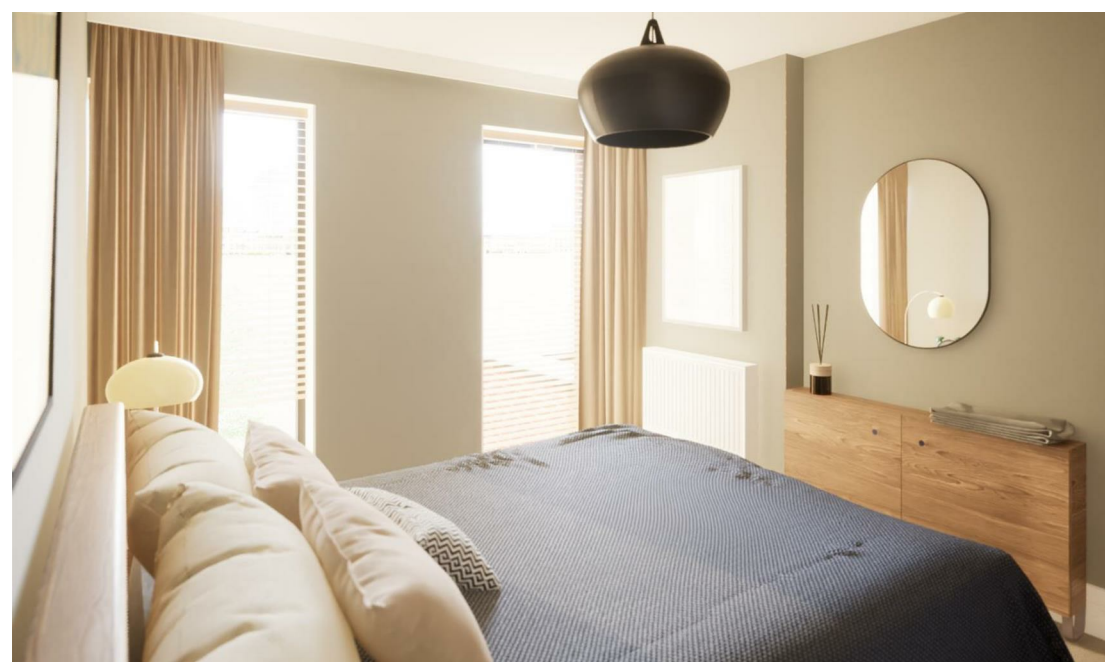
One of the standout features of this apartment is the allocated parking space for one vehicle, a valuable asset in this vibrant area. With no upper chain, you can enjoy a smooth and hassle-free purchasing process, allowing you to settle in without delay.

Situated in a lively neighbourhood, this apartment is not only a delightful home but also an excellent investment opportunity. The location offers easy access to local amenities, transport links, and the rich cultural heritage of Leicester, making it a desirable place to live.

In summary, this two-bedroom apartment on Lineker Road is a fantastic opportunity for those seeking a modern, low-maintenance lifestyle in a prime location. Whether you are looking to make your first step onto the property ladder or seeking a promising investment, this apartment is sure to impress. Do not miss the chance to make it your own.


Price Guide: £227,500




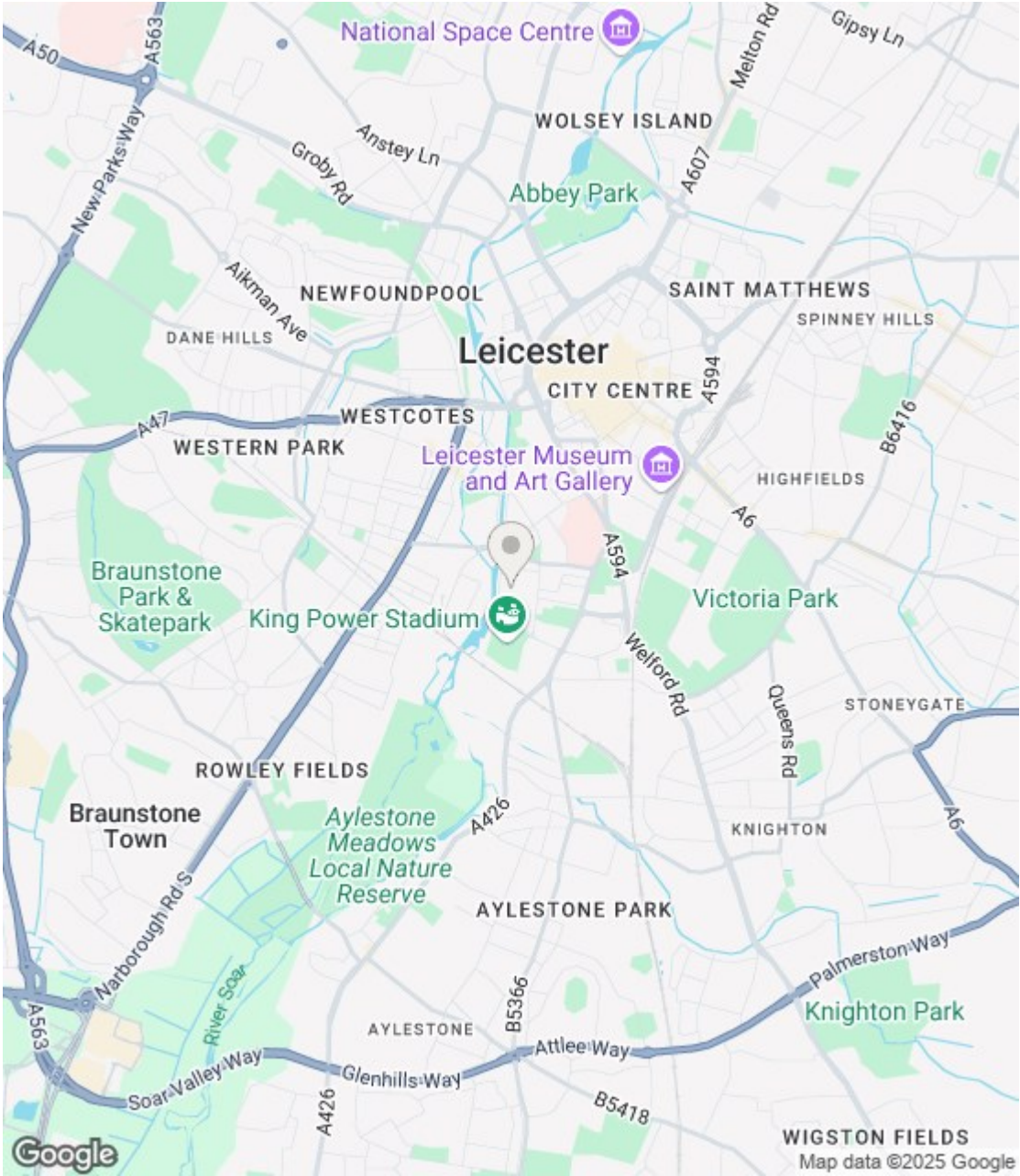






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



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