



Lineker Road, Leicester

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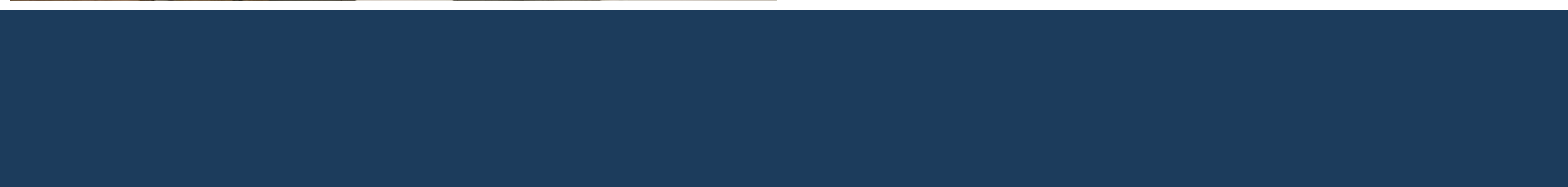
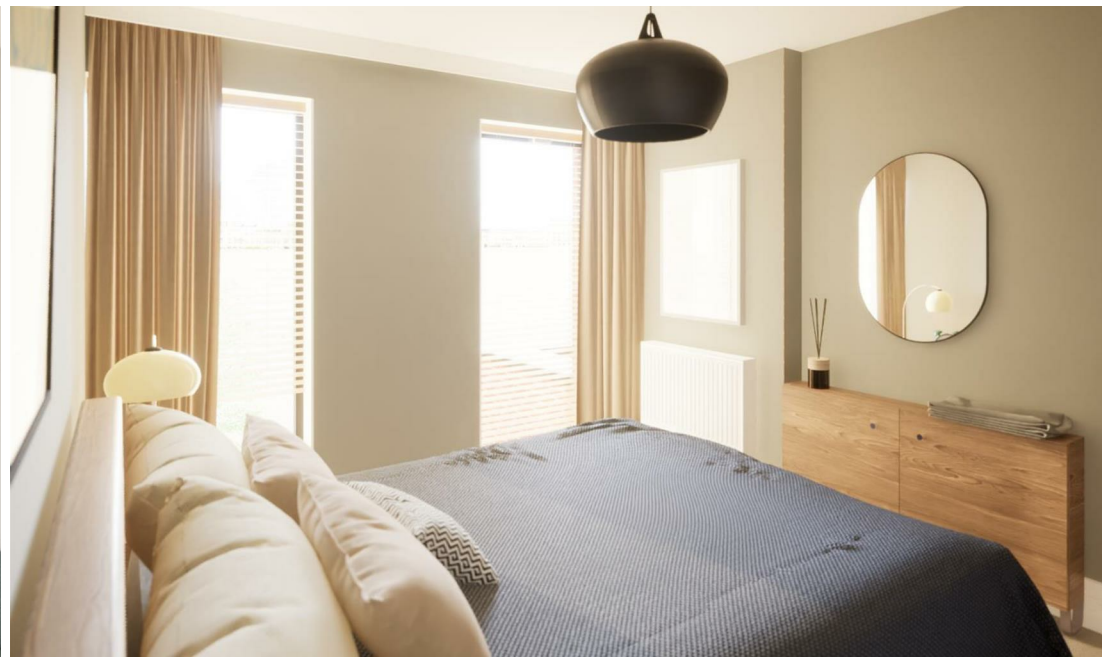
Nestled on the historic site of the Old Leicester City Football Ground, this newly built one-bedroom apartment on Lineker Road presents a unique opportunity for both first-time buyers and savvy investors. Spanning an efficient 387 square feet, the apartment is designed to maximise space and comfort, featuring a well-appointed reception room that invites natural light, creating a warm and welcoming atmosphere.


The bedroom offers a peaceful retreat, perfect for relaxation after a busy day, while the modern bathroom is equipped with contemporary fixtures, ensuring convenience and style. The property is free from any upper chain, allowing for a smooth and straightforward purchasing process.


This apartment not only boasts a prime location in Leicester, a city rich in culture and history, but it also provides easy access to local amenities, transport links, and vibrant community life. Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this apartment is an excellent choice. Embrace the chance to own a piece of Leicester's heritage in a modern setting.

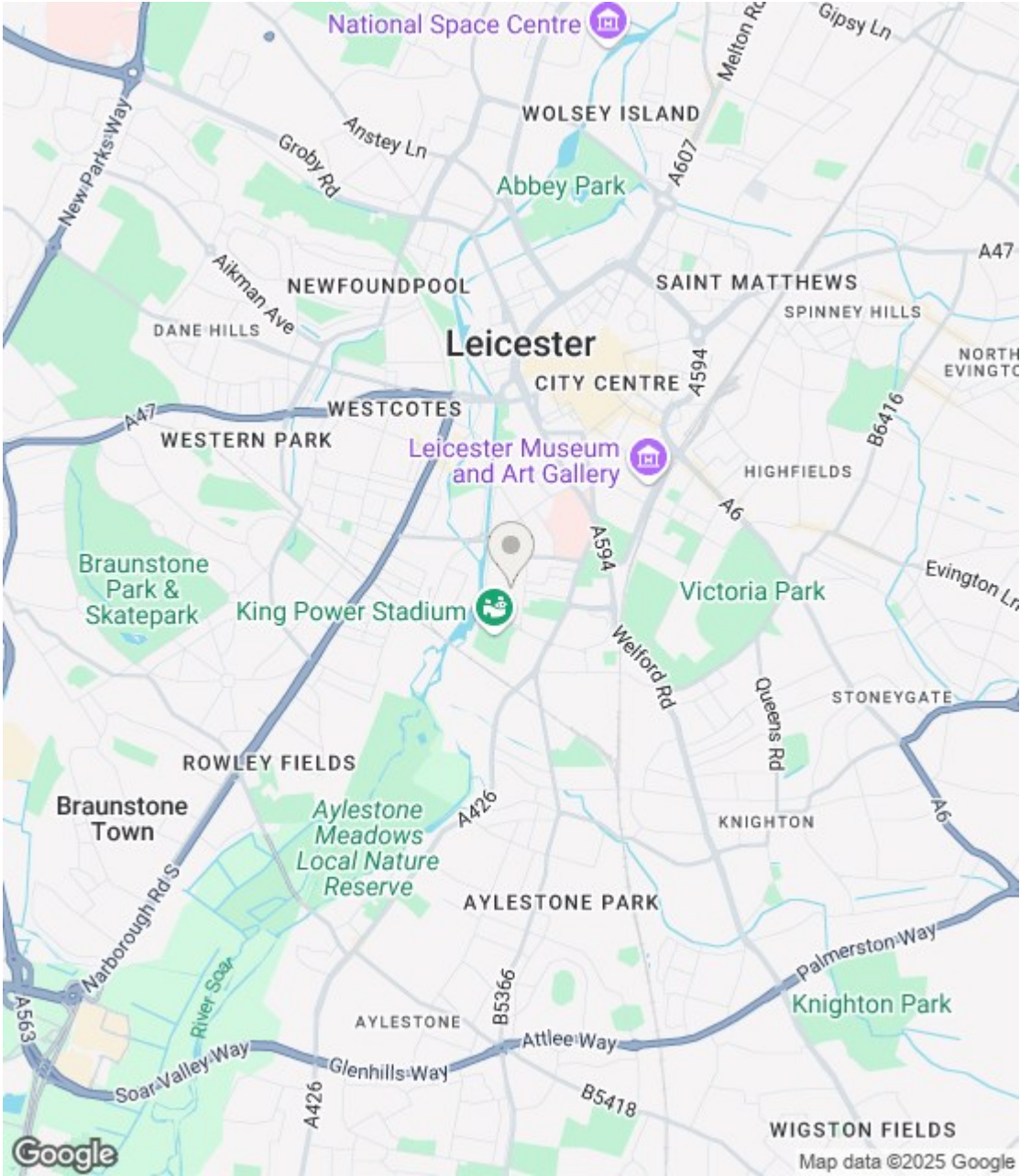


Price Guide: £153,500



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 ₂) 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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