



Newarke Street, Leicester  
£239,950 (Offers Over)





A rare opportunity to acquire this top floor loft apartment. Arguably the best apartment within the development with vaulted ceilings; offering flexible open plan living with the bonus of secure gated parking. Situated within minutes of New Walk and the City centre amenities, perfect for professionals, investment purchasers, first-time buyers or downsizers.

Flat 17 is accessed via a lift from the ground floor, the apartment provides a stunning open plan living room with feature vaulted ceilings, wooden flooring and a spiral staircase to the master bedroom. The kitchen provides a range of cupboards, integrated cooker and hob and white goods as well as a Smeg fridge-freezer (appliances included within sale price). The ground floor is home to the second bedroom and a well-equipped bathroom. Bedroom one is situated on the first floor with a balcony overlooking the open plan living space, and benefits from built in wardrobes/cupboard space.

Outside offers gated secure underground parking for two cars and lift access to all floors. There are also stairs rising to all floors from the foyer. Situated in an enviable city centre location ideal for work, shops, cafes and night life.

The current owners have recently installed new carpets, low voltage lighting and fully decorated throughout. Viewing highly recommended to be truly appreciated!

Tenure: Leasehold, 978 years remaining  
Electric Heating, Mains Water  
Council Tax Band: E  
Service charge: £3000 per annum  
EPC Rating: D

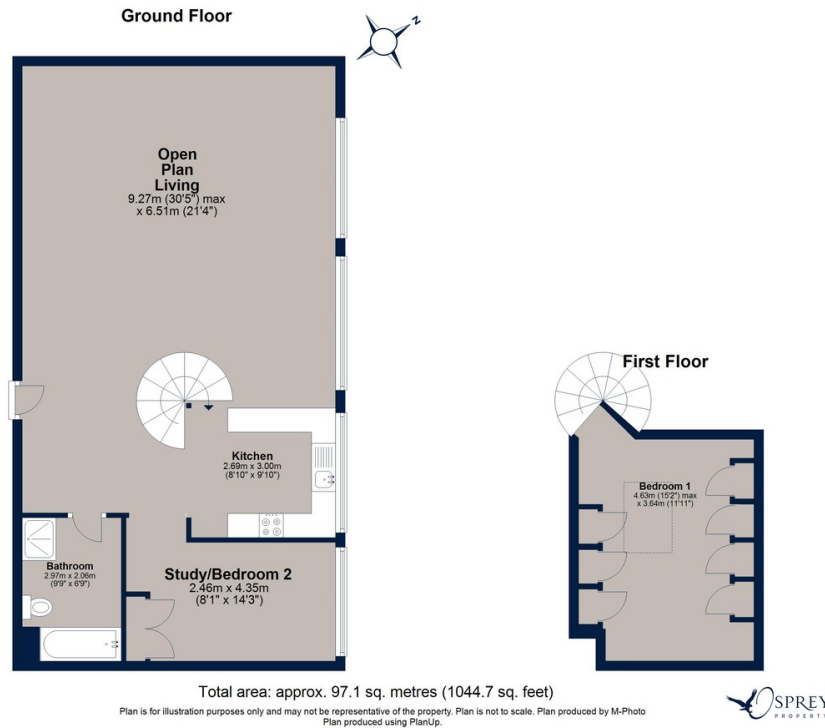








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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements