



**The Annexe,
3 Junior Street,
Leicester,
LE1 4QF**

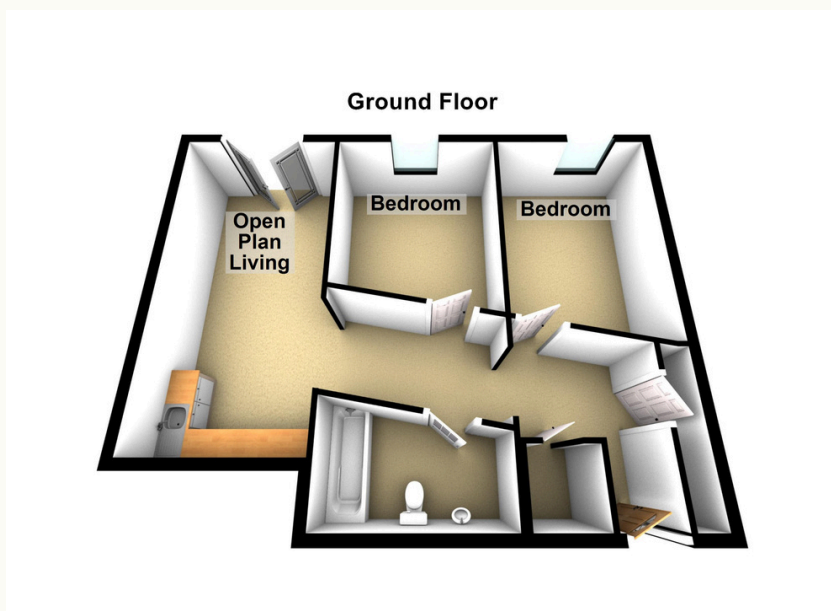


01530 231 859
sales@shepherdandwhite.co.uk



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Charming two-bedroom apartment located on the third floor of the highly desirable Annexe building on Junior Street, right in the heart of Leicester city centre. Ideal for anyone looking to embrace the dynamic urban lifestyle, this property offers the perfect blend of modern comfort and city living.



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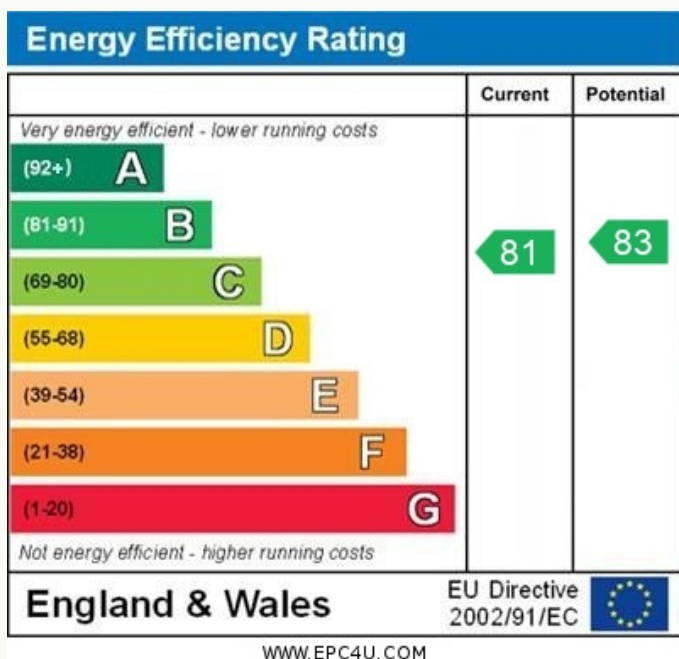
	ENTRANCE HALL		
	<p>OPEN PLAN LOUNGE INTO KITCHEN 20' 9" x 9' 11" (6.33m x 3.04m)</p>	<p>With double glazed windows. Inset sink and drainer, mixer taps. Base and eye level units. Built in oven and hob, with extractor over. Integrated fridge freezer, washing machine and dishwasher.</p>	
	<p>BEDROOM 10' 2" x 11' 0" (3.10m x 3.36m max)</p>	<p>With double glazed window.</p>	
	<p>BEDROOM TWO 14' 1" x 9' 8" (4.30m max x 2.95m)</p>	<p>With double glazed window.</p>	
	<p>BATHROOM 8' 6" x 6' 6" (2.60m x 2.00m)</p>	<p>Bath with shower over. WC, wash hand basin. heated towel rail</p>	
	<p>LEASEHOLD</p>	<p>We understand from the owner</p> <p>999 years from 2006</p> <p>Combined ground rent and service charge of £207 per month</p>	





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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.



Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Services

The services, systems and appliances listed in this specification have not been tested by Shepherd & White and no guarantee as to their operating ability or efficiency can be given.

Tenure

Leasehold- Shepherd & White recommends that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Council Tax

Band C, Leicester City Council

Flood Risk

Surface Water...Low(River...Low)

Mobile & Broadband

Multiple Options for Broadband/Mobile

Thinking of Selling?
For a free valuation of your property with no obligation contact Shepherd & White on 01530 231 859

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