



**Bath Lane, Leicester, LE3 5BD**





# Property Description

Roman Wall has been uniquely designed to offer vibrant waterfront city living. The building has been thoughtfully designed to achieve a modern, light and spacious feel with fabulous views over the city and the waterfront. This Apartment is a generous and well thought out property and is situated on the third floor with a fantastic view of the River Soar. The apartment is accessed via secure video entry system and benefits from aluminium double glazed windows and electric heating. The accommodation in brief comprises private entrance hall, open plan living / dining area with wood effect flooring and leading onto a large balcony overlooking the River Soar, contemporary style fitted kitchen with built in appliances, master double bedroom with large window and door leading to rear elevation and balcony overlooking the River Soar, luxury bathroom with bath, separate shower cubicle and airing cupboard. There is a second occasional bedroom/dining room off the living room. With allocated underground parking for one vehicle. This property is offered with a tenant in situ until January 2025 generating a gross rental yield of 7.2%.

Perfectly located in the heart of the city centre, with an array of shops, restaurants and leisure facilities on the doorstep, this wonderful third floor apartment is a real must see.







## Key Features

- No upward sales chain
- Sold with Tenants in Situ until January 2025
- Popular city centre location
- Allocated underground parking
- Gross rental yield of 7.2% based on the current tenancy
- Spacious open-plan living space and separate dining room
- Large balcony overlooking the River Soar
- UPVC double glazing throughout
- EPC - B
- Council Tax - C

**Asking Price**  
**£140,000**



## Accommodation in Detail

### Living Room

15'5" x 19'4" (4.7 x 5.9)

The large and open living space with UPVC double glazed doors and windows facing out onto the balcony. Wood style flooring throughout, electric heater.

### Dining Room

11'1" x 9'6" (3.4 x 2.9)

Double doors opening into the main living space. Wood style flooring. This room is spacious enough to double up as an occasional second bedroom when required.

### Kitchen

6'10" x 12'9" (2.1 x 3.9)

Contemporary kitchen unit with a selection of base and wall units, in built oven with 4 ring hob, single fridge and freezer and space for a washing machine. Tiled floor throughout and opening into the living room.

### Bedroom

10'9" x 11'9" (3.3 x 3.6)

Spacious double bedroom with a rear facing UPVC double glazed window, access to the balcony and bathroom. Carpeted throughout with an electric heater.

### Bathroom

10'2" x 5'10" (3.1 x 1.8)

Stylish 4 piece bathroom suite with shower, bath, sink, toilet and heated towel rail. Fully tiled flooring throughout.

### Leasehold

The property is leasehold with 178 years remaining on the lease. A current service charge of £2,342, building insurance charge of £2,761.10 together with an annual ground rent of £308.00. This information should be confirmed by a Legal Adviser.



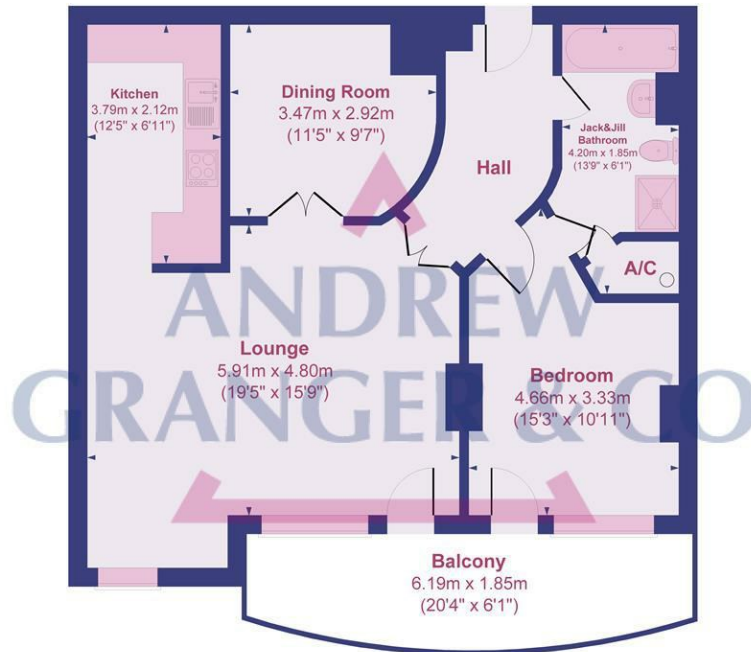






# Floorplan

**Approximate Gross Internal Area**  
75.0 sq. m. (807 sq. ft.)



**Floor Area 75.0 sq.m. (807 sq.ft.) approx**

Not to scale, for layout reference only. All Measurements are Approximate

Produced by As built Energy Surveys for Andrew Granger & Co [orders@asbuiltenergysurveys.co.uk](mailto:orders@asbuiltenergysurveys.co.uk)



EPC Rating - B

Tenure - Leasehold

Council Tax Band - C

Local Authority  
Leicester City

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To arrange a viewing please contact our Oadby office on 01162 429922