



Princess Road East, Leicester, LE1 7DQ

**ANDREW
GRANGER & CO**

Part of

**SHELDON
BOSLEY
KNIGHT**

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Property Description

Situated in the highly sought-after New Walk area in the centre of Leicester, this beautifully presented apartment offers the perfect blend of city living and tranquil surroundings. Just a stone's throw from Leicester city centre, Leicester Royal Infirmary, De Montfort University, King Power Stadium, and Tigers Stadium, it provides exceptional convenience while offering peaceful views from a charming Juliette balcony.

The apartment features a welcoming hallway with generous built-in storage and a separate shoe cupboard. There are two spacious double bedrooms, ideal for professionals, couples, or sharers, along with a modern, fully integrated bathroom complete with a shower over the bath. The open-plan kitchen, dining, and lounge area is bright and airy, and the kitchen comes fully equipped, including a washer-dryer.

Presented in excellent condition throughout, the property benefits from double-glazed windows with individually opening panes, efficient electric heating, and the potential to purchase an on street parking permit. Combining comfort, space, and an unbeatable location, this apartment is an ideal choice for anyone looking to enjoy the best of Leicester living.





Key Features

- No upward sales chain
- Two ensuite bathrooms
- Excellent city centre location
- Two double bedrooms
- Open plan kitchen/diner with separate lounge
- Private allocated parking
- Over 1400sqft of accommodation split over two levels
- Overlooking De Montfort Square park

£195,000





EPC Rating - C

Tenure - Leasehold

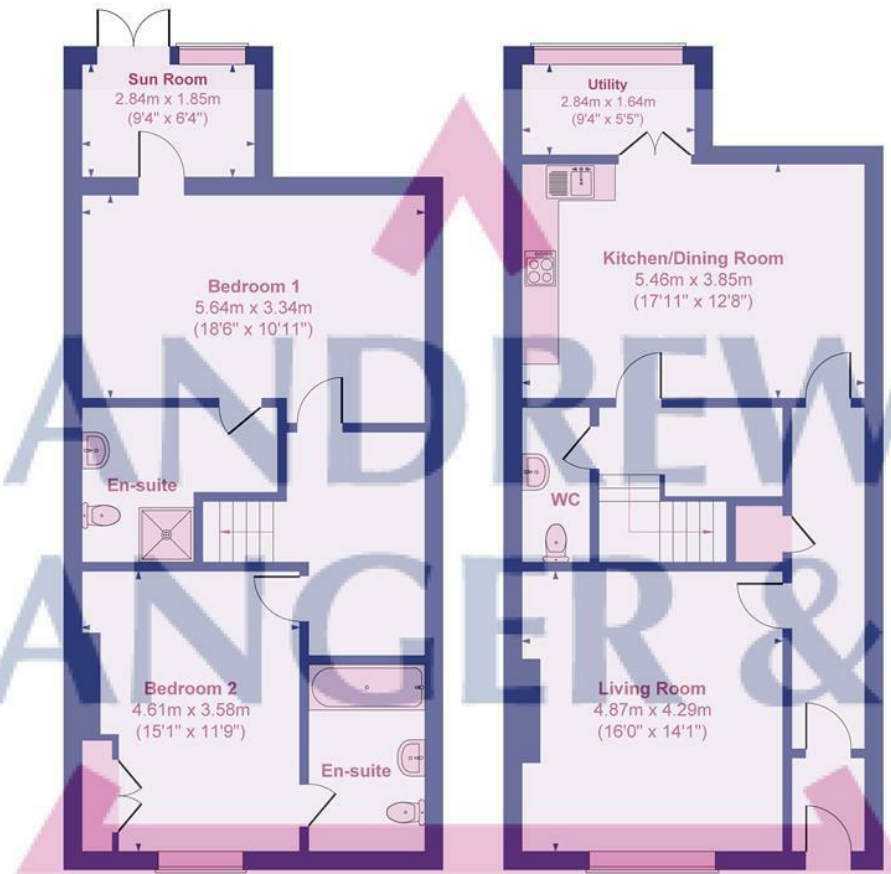
Council Tax Band - E

Local Authority
Leicester City

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for the sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee.

Approximate Gross Internal Area
135.4 sq. m. (1457 sq. ft.)
Total 135.4 sq. m. (1457 sq. ft.)



Basement Floor
Floor area 67.0 sq.m. (721 sq.ft.) approx

Ground Floor
Floor area 68.4 sq.m. (736 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

To view this property please contact our Oadby (Sales) office on 0162 429922

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