



Lee Street, Leicester, LE1 3AJ

Property Description

A fantastic opportunity for investors and first-time buyers alike, this well-presented two bedroom duplex apartment is located in The Exchange. Offering modern accommodation, low-maintenance living and strong rental appeal, it's a property that works as both a home and an investment.

Positioned on the third floor with both lift and stair access, the apartment is bright and practical throughout, featuring:

- Spacious open-plan living and dining area with picture windows and elevated views
- Contemporary fitted kitchen with integrated appliances: oven, hob, extractor, fridge-freezer, washer-dryer and microwave
- Two double bedrooms on the upper level with fitted wardrobes
- Modern bathroom with three-piece suite and shower over bath
- Secure video entry system, central heating and wood laminate flooring
- Concierge-managed nearby parking options

The Exchange is well-placed for commuters, city professionals and students, with excellent transport links and local amenities close by.

With its desirable location, ready-to-let condition and proven tenant demand, this property represents a smart buy-to-let investment, while also making an attractive first step onto the property ladder.

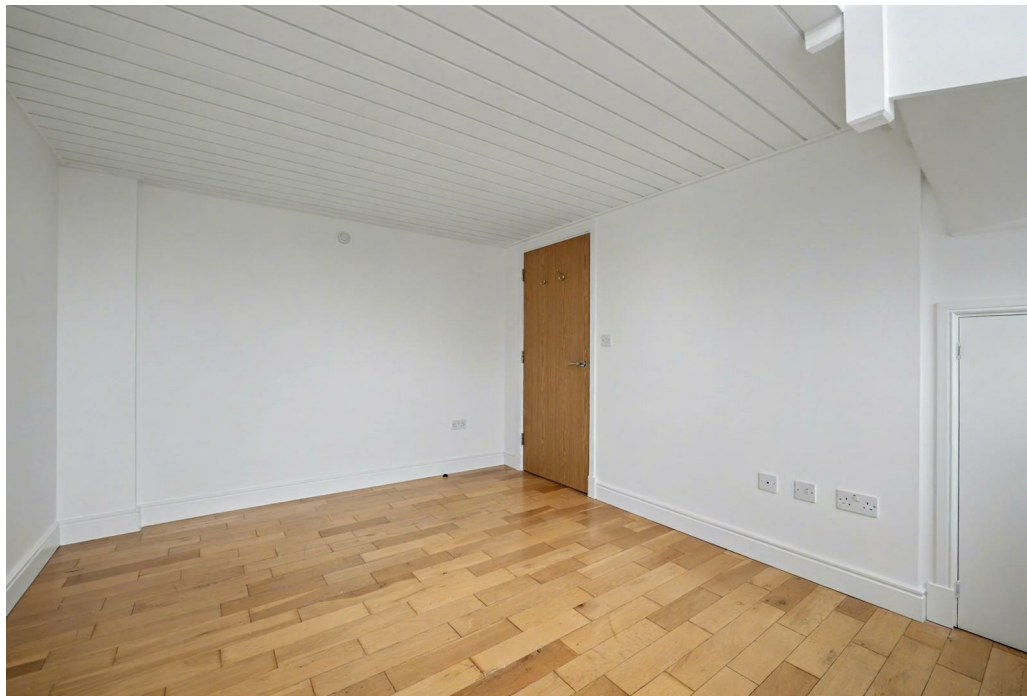




Key Features

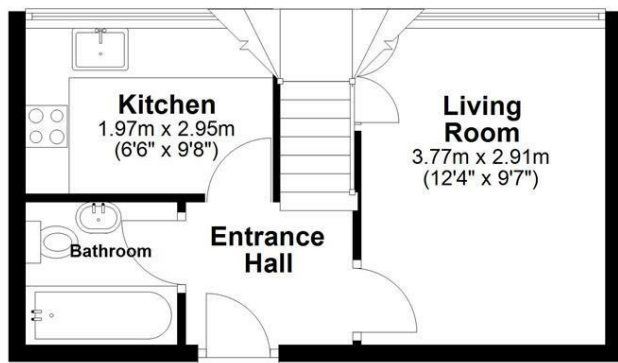
- Potential rental yield of 12%
- No upward sales chain
- Recently redecorated to a high specification
- Secure parking options available
- Internal leisure facilities including a gym
- City centre location with a wealth of amenities nearby

£90,000



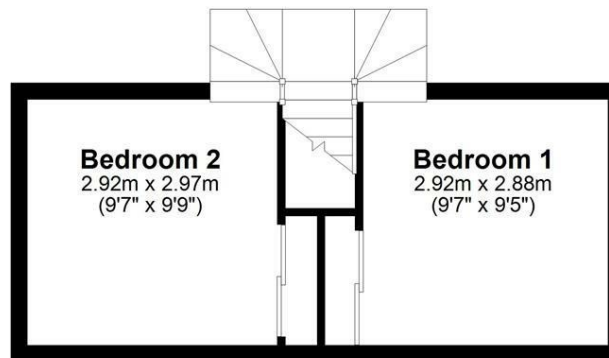
Ground Floor

Approx. 26.1 sq. metres (280.4 sq. feet)

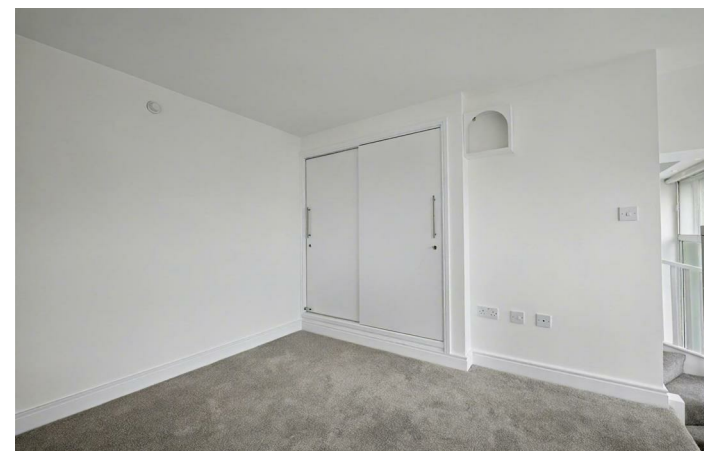
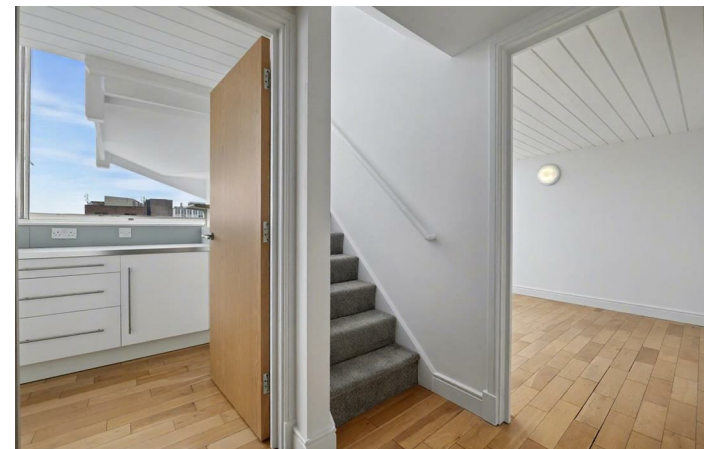


Mezzanine

Approx. 20.5 sq. metres (221.0 sq. feet)



Total area: approx. 46.6 sq. metres (501.4 sq. feet)



EPC Rating - C

Tenure - Leasehold

Council Tax Band - C

Local Authority
Leicester City Council Tax

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