



Lee Street, Leicester, LE1 3AJ

Property Description

Leasehold Duplex apartment in Leicester City Centre

Lease Remaining - 106 Years
Ground Rent - £200/annum
Service Charge - £2309.55/annum

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

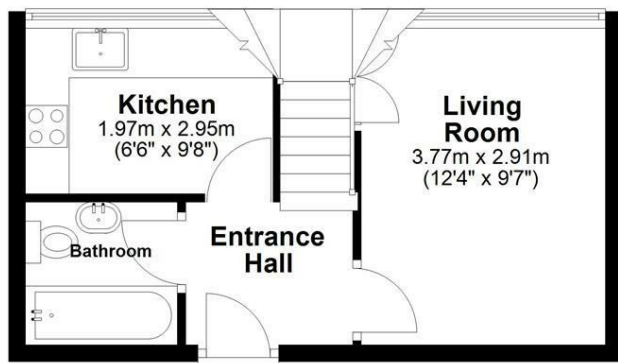
- Potential rental yield of 12%
- No upward sales chain
- Recently redecorated to a high specification
- Secure parking options available
- Internal leisure facilities including a gym
- City centre location with a wealth of amenities nearby

**Offers In The Region
Of
£80,000**



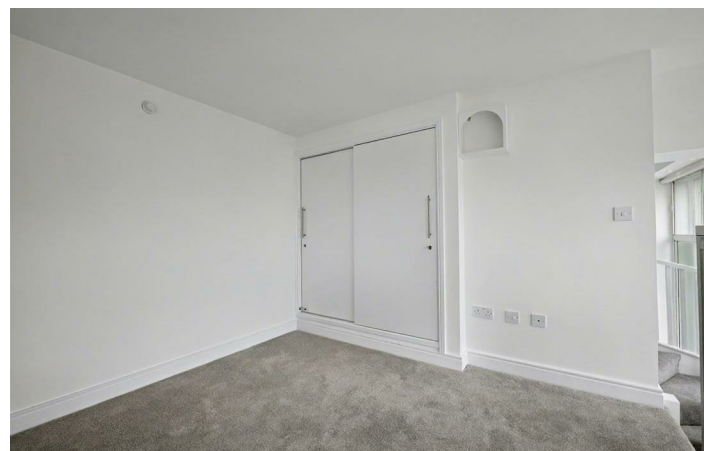
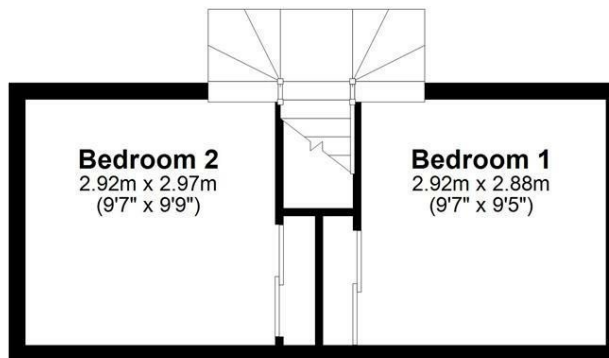
Ground Floor

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



Mezzanine

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



EPC Rating - C

Tenure - Leasehold

Council Tax Band - C

Local Authority
Leicester City Council Tax

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

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.



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

Part of
**ANDREW
GRANGER & CO**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS