



Flat 302, The Exchange, 5 Lee Street  
£90,000





# Flat 302

The Exchange, Leicester

Well-presented two bed duplex in Leicester City Centre with modern kitchen, open-plan living, 106-year lease, lift access and strong rental appeal. Ideal for investors or first-time buyers.

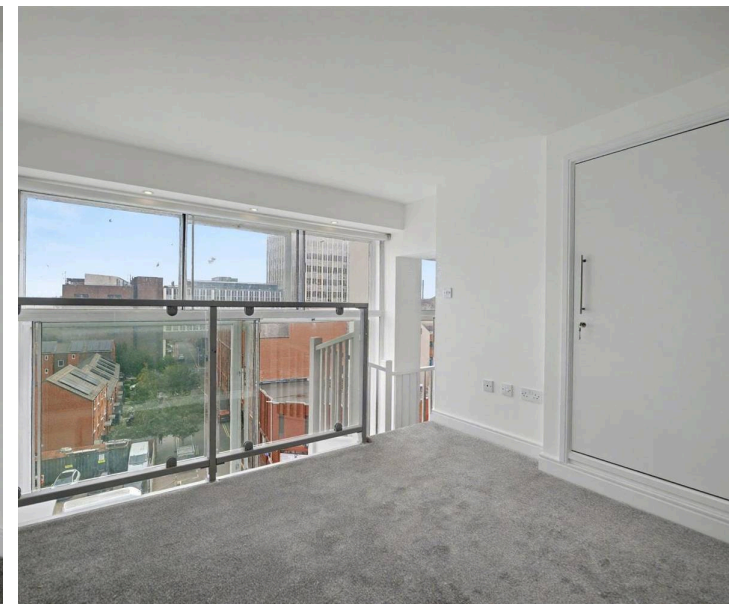
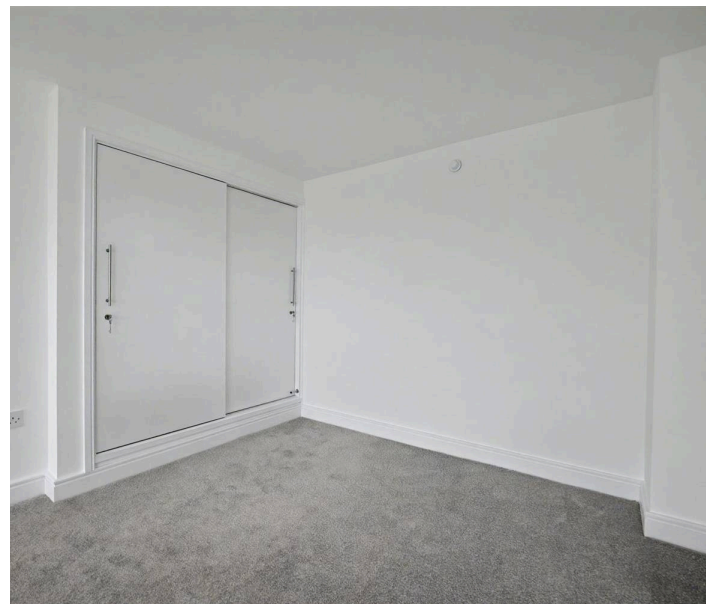
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: A

- 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





## Flat 302

### The Exchange, Leicester

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

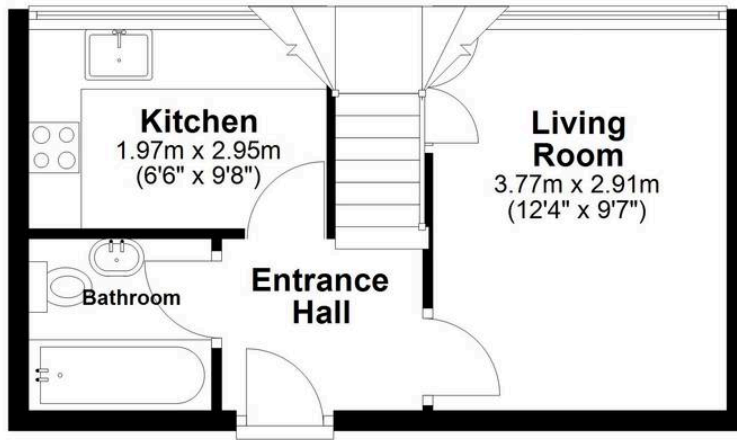
The Exchange is well-placed for commuters, city professionals and students, with excellent transport links and local amenities close by.





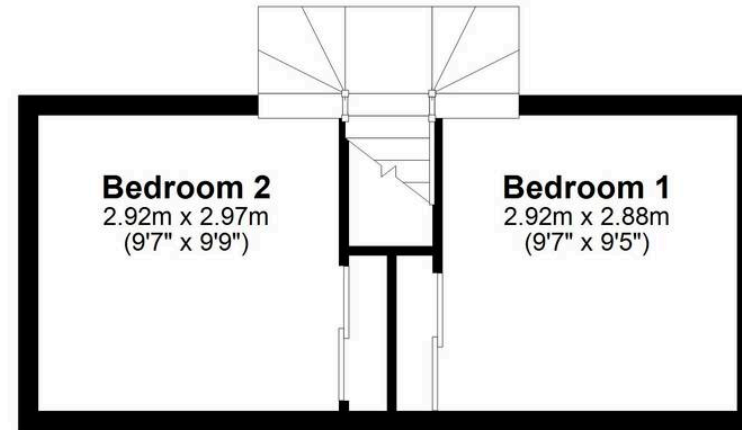
### Ground Floor

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)

**Andrew Granger & Co (Part Of Sheldon Bosley Knight)**

41c The Parade, Oadby - LE2 5BB

01162429922 • oadbysales@sheldonbosleyknight.co.uk • www.sheldonbosleyknight.co.uk

