



WIMBLEDON STREET, LEICESTER

£825

Welcome to this charming two-bedroom duplex apartment located in the vibrant city centre of Leicester, on Wimbledon Street. This delightful property is situated on the third floor, easily accessible via a lift, making it both convenient and practical for modern living.

Upon entering, you are greeted by a welcoming entrance hall featuring a stylish wooden floor and ample storage space. The open plan lounge and kitchen area is perfect for both relaxation and entertaining, boasting a contemporary design and a range of appliances that cater to all your culinary needs. The wooden flooring continues throughout this space, adding warmth and character.

The bathroom is thoughtfully designed, complete with a shower over the bath, providing both comfort and functionality. Ascending the stairs, you will find the two well-proportioned bedrooms. The first bedroom benefits from an ensuite, offering a private sanctuary for your convenience, while the second bedroom is equally inviting and versatile.

This apartment is ideal for those seeking a modern lifestyle in a bustling city environment, with all the amenities and attractions Leicester has to offer right at your doorstep. With electric heating throughout, you can enjoy a warm and cosy atmosphere all year round. This property presents an excellent opportunity for both first-time buyers and investors alike. Don't miss the chance to make this lovely apartment your new home.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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