

# CRECY COURT



**Connells**

Crecy Court Lower Lee Street  
Leicester





## Property Description

Situated in the heart of Leicester city centre within walking distance of an excellent range of shopping and leisure amenities in the Highcross Centre together with bus and train stations, this two bedroom apartment with open plan living space is an ideal investment opportunity. There is currently a tenant in situ paying a rent of £950.00 pcm.

## Communal Entrance

Double glazed door to the rear and stairs up to the first floor.

## Entrance Hall

With intercom system.

## Open Plan Living Space:

### Lounge/ Dining Area

15' 7" x 13' 1" max ( 4.75m x 3.99m max )

Double glazed window to the front, double glazed French doors opening onto a Juliet balcony, electric heater and t.v. point.

### Kitchen Area

8' 5" x 7' 4" ( 2.57m x 2.24m )

Fitted with a range of wall and base units, stainless steel sink and drainer, work surfaces with tiling to splashbacks, electric oven and hob, stainless steel cooker hood, integrated washing machine, space for fridge/freezer, airing cupboard housing the water tank plus

storage and double glazed window to the front.

### Bedroom One

12' 8" x 9' 7" ( 3.86m x 2.92m )

Double glazed window to the rear and electric heater.

### Bedroom Two

10' x 8' 8" ( 3.05m x 2.64m )

Double glazed window to the rear and electric heater.

### Modern Bathroom

Bath with mixer taps and rain shower over, wash hand basin, w.c. extractor fan and chrome towel rail.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LTR319649](https://www.connells.co.uk/Property/LTR319649)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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