

for sale

£180,000



## The River Buildings Western Road Leicester LE3 0GR

A well presented two bedroom, two bathroom apartment situated within walking distance of the city centre with an array retail and leisure facilities in the Highcross centre. The property also benefits from a balcony overlooking the river and allocated parking with gated entry system.

# The River Buildings Western Road Leicester LE3 0GR

## Entrance Hall

With storage heater and doors off to lounge/diner, bedrooms and main bathroom.

## Lounge/ Diner

20' 3" max x 16' 1" ( 6.17m max x 4.90m )

With t.v. point, storage heater, utility cupboard with space for washing machine, double glazed window and double glazed French doors leading onto a BALCONY which overlooks the River Soar.

## Kitchen

10' 4" x 9' 10" ( 3.15m x 3.00m )

Fitted with wall and base units, laminate worktops, sink and drainer, electric oven and hob with cooker hood over, plumbing for dishwasher, space for double fridge freezer and double glazed window.

## Bedroom One

11' 3" x 11' 3" ( 3.43m x 3.43m )

Double glazed window, built-in wardrobe, storage heater, telephone point and door to the en-suite.

## En-Suite

Shower cubicle, wash hand basin, w.c., heated towel rail, extractor fan and double glazed window.

## Bedroom Two

15' 11" x 9' 9" ( 4.85m x 2.97m )

Double glazed window, built-in wardrobe and storage heater.

## Bathroom

Bath with shower attachment, wash hand basin, w.c., heated towel rail and extractor fan.

## Outside

There is allocated parking with gated entry system.







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

**T 0116 262 0022**  
**E leicester@connells.co.uk**

22-24 Halford Street  
 LEICESTER LE1 1JB

Property Ref: LTR319792 - 0004

**Tenure:** Leasehold

**EPC Rating:** C

**view this property online [connells.co.uk/Property/LTR319792](http://connells.co.uk/Property/LTR319792)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

