



Connells

The Mill Fosse Road North
Leicester



Property Description

An immaculately presented modern apartment situated in close proximity to an excellent range of local amenities and within easy reach of the city centre. The property benefits from lift access and allocated parking, with accommodation comprising: entrance hall open plan living area, two double bedrooms and a bathroom with four-piece suite. An ideal investment opportunity or first time buy.

Entrance Hall

With wood flooring, spotlights, radiator and doors off to all rooms.

Open Plan Living Area

23' 9" x 14' 2" (7.24m x 4.32m)

Kitchen area fitted with a range of wall and base units, work surfaces with marble splashback, sink and drainer, oven and hob, space for American style fridge-freezer and built-in wine rack. Two radiators, t.v. point and two double glazed windows to the front.

Bedroom One

14' 4" x 9' 8" (4.37m x 2.95m)

Double glazed window to the front, built-in white gloss storage cupboards and drawers, radiator and wood flooring.

Bedroom Two

14' 4" x 7' 11" (4.37m x 2.41m)

Double glazed window to the front, fitted wardrobes and radiator.

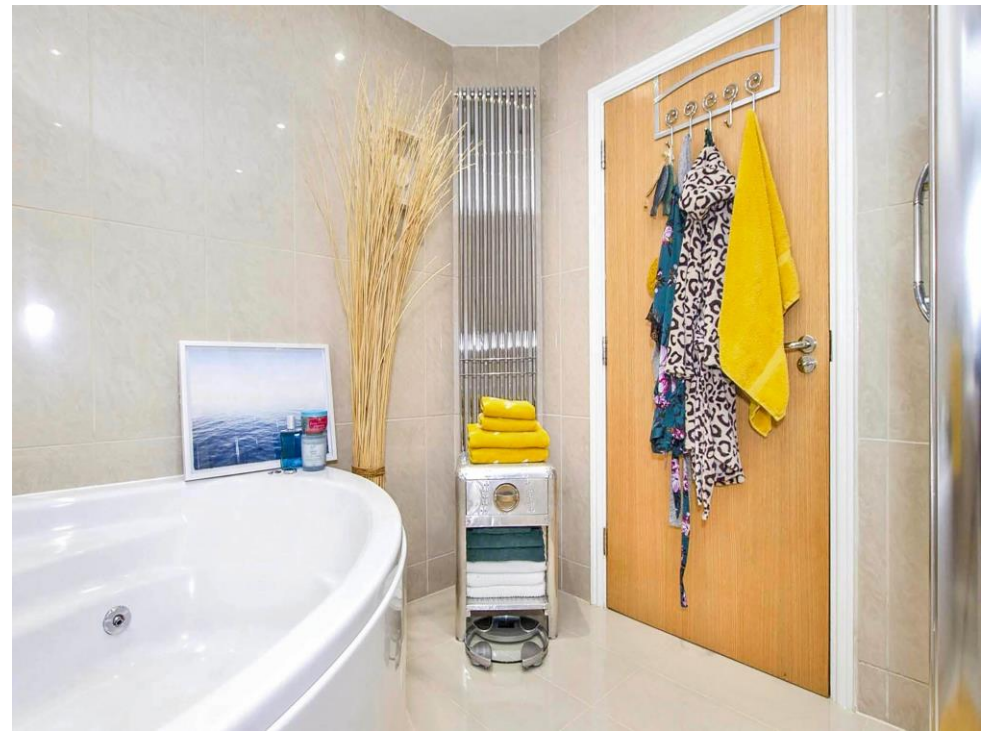
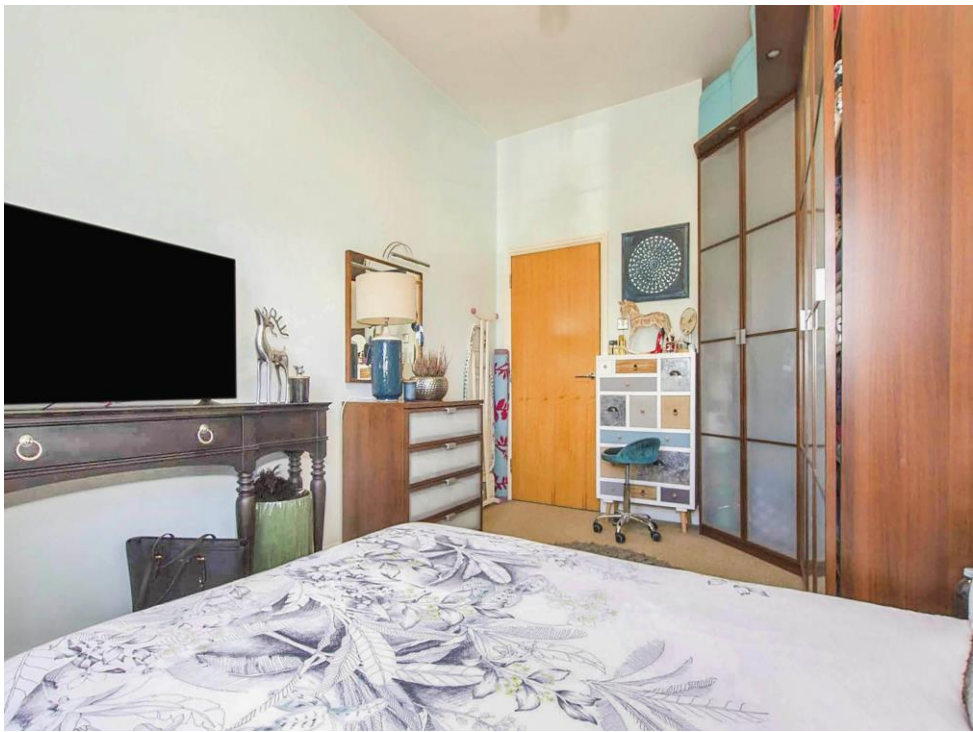
Bathroom

Four-piece suite comprising of jacuzzi style bath, shower cubicle, wash hand basin and w.c., chrome upright radiator, tiling to walls and floor.

Outside

The property comes with an allocated parking space.







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/LTR320103](https://www.connells.co.uk/Property/LTR320103)

This is a Leasehold property with details as follows; Term of Lease 125 years from 18 Dec 2003. 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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