

for sale

offers over **£145,000**



122a Charles Street LEICESTER LE1 1LB

A two bedroom open plan apartment situated in the heart of the city centre, within walking distance of The Highcross with an array of shopping and leisure facilities, the Curve Theatre in the nearby Cultural Quarter, together with bus and train stations.

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Entrance Hall

With door to the side, telephone point, radiator and doors off to all rooms.

Open Plan Living Space

20' 8" x 9' 4" (6.30m x 2.84m)

Kitchen area fitted with modern wall and base units, stainless steel sink and drainer, built-in oven and induction hob, stainless steel cooker hood and space for fridge/freezer. Laminate flooring, double glazed window to the front and door opening onto a balcony.

Bedroom One

24' 5" x 8' 2" (7.44m x 2.49m)

Double glazed window to the front and door to the en-suite.

En-Suite

Corner shower cubicle, wash hand basin, w.c., mirror, heated towel rail, extractor fan and spotlights.

Bedroom Two

9' 6" x 9' 4" (2.90m x 2.84m)

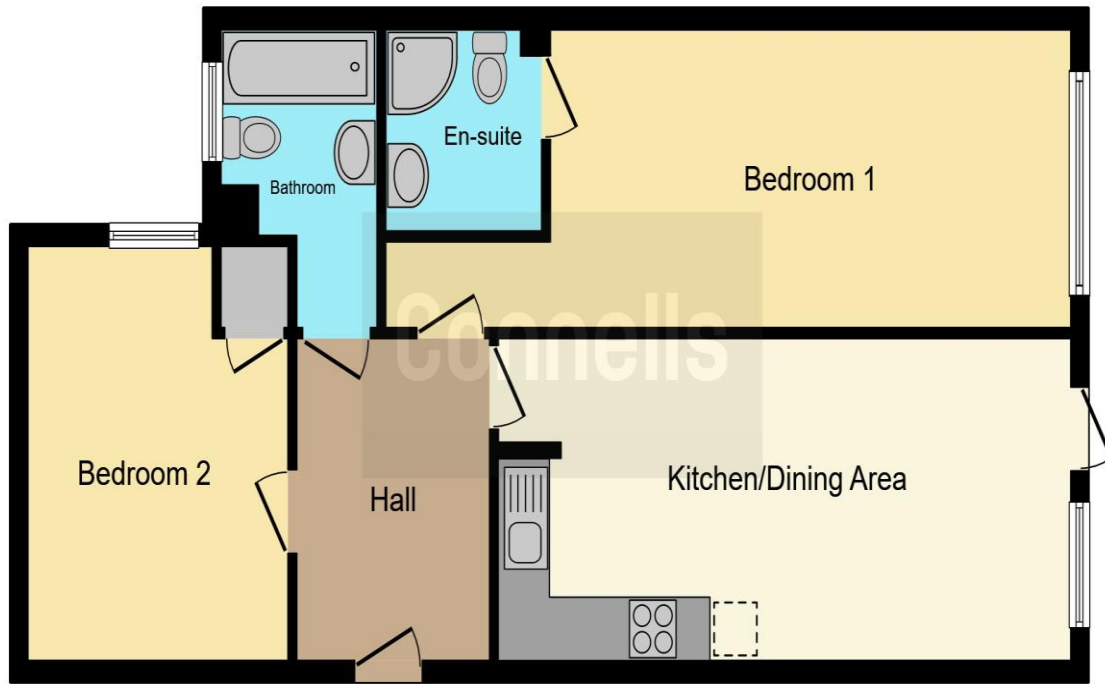
Double glazed window to the side and storage cupboard.

Bathroom

Bath with shower over, wash hand basin, w.c., heated towel rail and double glazed window to the rear.







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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22-24 Halford Street
 LEICESTER LE1 1JB

Property Ref: LTR319888 - 0007

Tenure: Leasehold

EPC Rating: C

view this property online connells.co.uk/Property/LTR319888

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2007. 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.

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