



Connells

Aria Apartments Chatham Street
Leicester



Property Description

A two bedroom open plan apartment situated in the heart of the city centre. The accommodation is within walking distance of The Highcross Shopping Centre with an array of shopping and leisure facilities, the Curve Theatre in the nearby Cultural Quarter, together with regular buses and train stations. The property comprises of an Entrance Hall, an open plan Kitchen/Lounge, two bedrooms and a Bathroom.

Entrance Hall

Upon entrance to the property the entrance hall comprises of laminate flooring and an electric heater

Lounge/kitchen

20' 7" x 10' 8" (6.27m x 3.25m)

An open plan lounge/kitchen with laminate flooring, double glazed windows, double glazed doors, Tv point, a built in oven, a built in fridge freezer, a built in dishwasher, sink with mixer, white units, white tops and an electric heater

Bedroom One

16' 3" x 9' 9" (4.95m x 2.97m)

Bedroom One with carpet, double glazed windows, double glazed doors on the balcony, a built in cupboard and an electric heater

Bedroom Two

16' 5" x 8' 10" (5.00m x 2.69m)

Bedroom Two with carpet, double glazed windows, a built in wardrobe and an electric heater

Bathroom

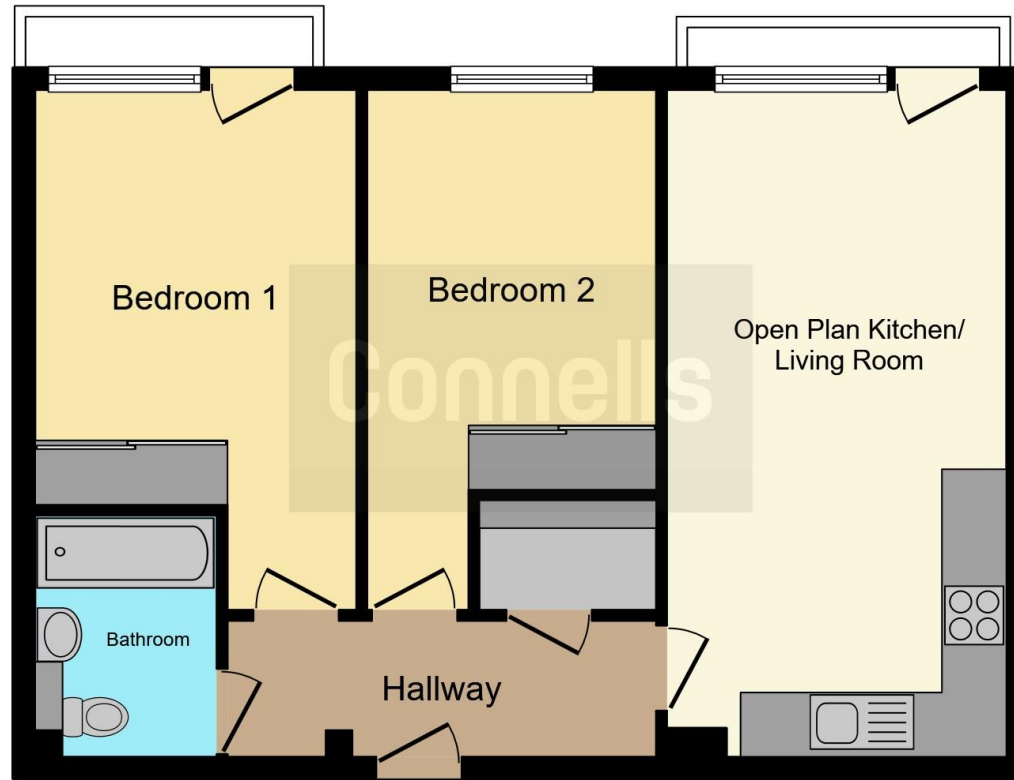
7' 4" x 5' 6" (2.24m x 1.68m)

The bathroom benefits from tiled flooring, a sink with a mixer, under storage, a bath with a shower and a toilet









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/LTR320982](https://www.connells.co.uk/Property/LTR320982)

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2018. 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.

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.



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