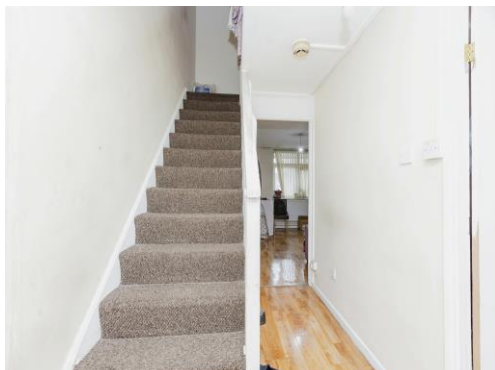




Connells

Chester Close
Leicester



Property Description

Perfectly located in the heart of the Leicester City Centre, being in the walking distance to the schools, cafe, shops and more.

As you walk in, you'll be greeted by a hallway which is leading you to the kitchen, good-sized living/dining area with a storage cupboard.

Heading to the first floor there is a two double bedroom with a family bathroom.

Resident permit parking is available.

Ground Floor

Hallway

6' x 12' 1" (1.83m x 3.68m)

Kitchen

Having a range of wall and base unit, sink unit, plumbing for washing machine, radiator & window to the front aspect

Lounge/Dining Room

15' 1" x 13' 6" (4.60m x 4.11m)

Having a laminate flooring, radiator, built in storage & window to the rear

First Floor

Bedroom 1

15' 1" x 10' 9" (4.60m x 3.28m)

Having a radiator, laminate flooring, walk in wardrobe & balcony to the rear aspect

Bedroom 2

8' 7" x 14' 7" (2.62m x 4.45m)

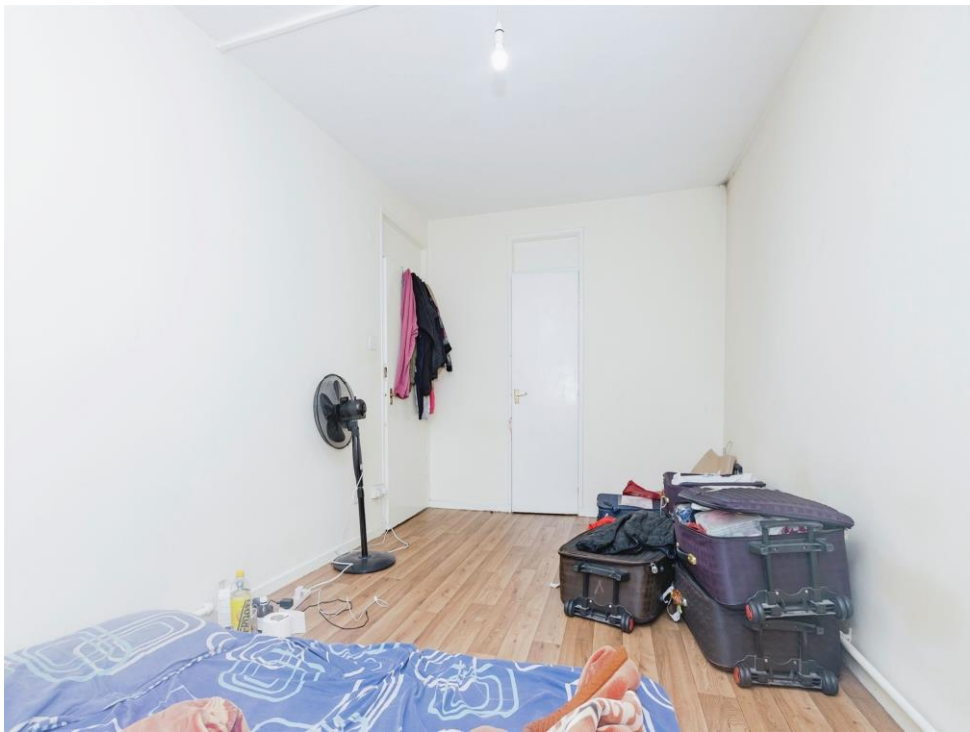
Having a radiator, laminate flooring, walk in wardrobe & window to the front

Bathroom

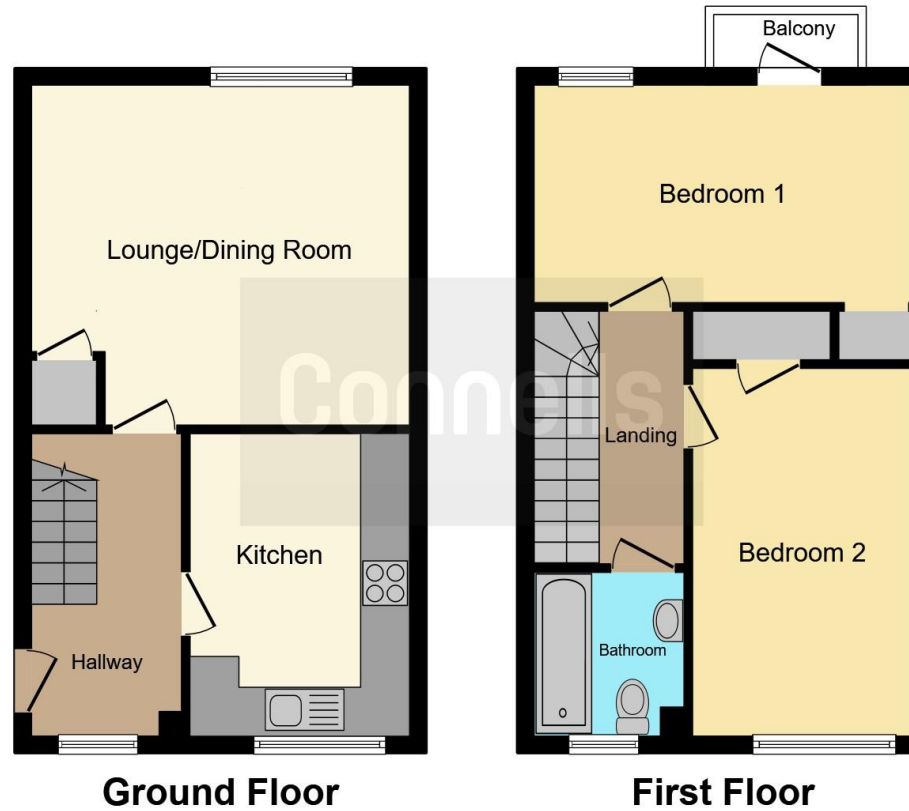
6' 5" x 6' 1" (1.96m x 1.85m)

Having a bath, wash hand basin & 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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22-24 Halford Street
 LEICESTER LE1 1JB

EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/LTR321680

This is a Leasehold property with details as follows; Term of Lease 125 years from 17 May 2004. 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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Property Ref: LTR321680 - 0006