



GOTHAM STREET







### Property Description

Having a laminate flooring, radiator & window to the side

INVESTMENT OPPORTUNITY – located within the walking distance to city centre, railway station & university of Leicester, shopping centre, cafe and restaurants.

A ground floor apartment with lounge/dining area, fitted kitchen, shower room and bedroom.

The property has allocated gated parking to the front of the building which is highly convenient within the city.

### Hallway

4' 7" x 2' 11" ( 1.40m x 0.89m )

### Lounge/Dining Room

13' 6" x 9' 8" ( 4.11m x 2.95m )

Having a laminate flooring, radiator & window to the side

### Kitchen

5' 10" x 10' 4" ( 1.78m x 3.15m )

Fitted with a range of wall and base units, sink unit, radiator, window to the rear

### Shower Room

5' 7" x 5' 10" ( 1.70m x 1.78m )

Fitted with a corner shower unit, wash hand basin & toilet

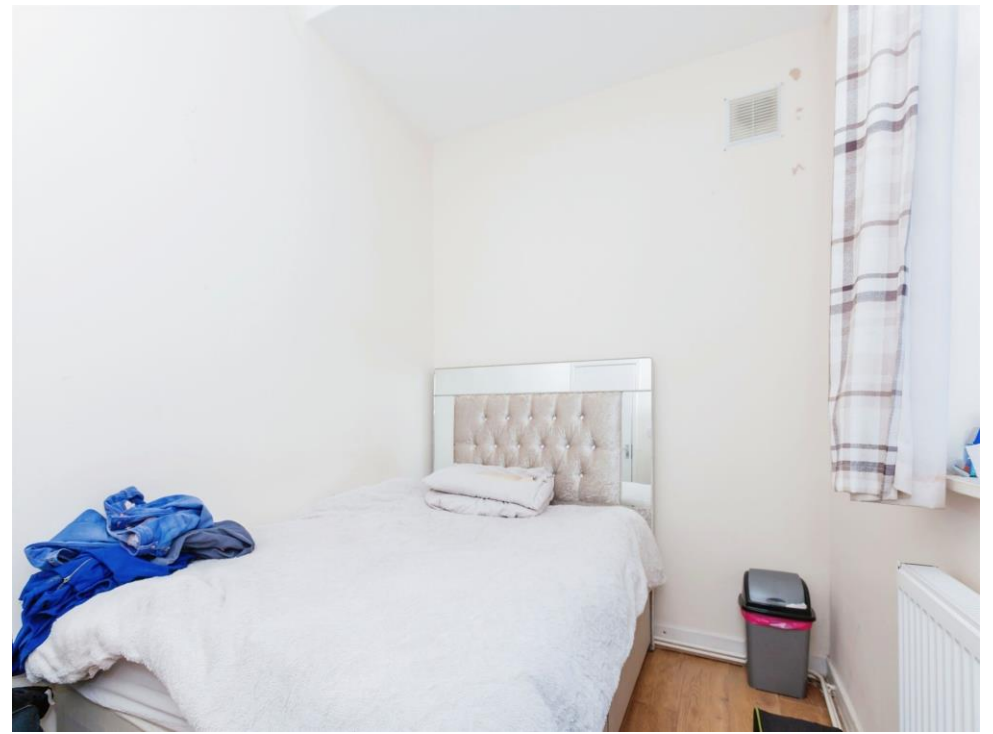
### Bedroom

10' 4" x 7' 2" ( 3.15m x 2.18m )













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

**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LTR322130](https://www.connells.co.uk/Property/LTR322130)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Nov 2010. 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.



**See all our properties at [www.connells.co.uk](https://www.connells.co.uk) | [www.rightmove.co.uk](https://www.rightmove.co.uk) | [www.zoopla.co.uk](https://www.zoopla.co.uk)**

Property Ref: LTR322130 - 0004