



Connells

Aria Apartments Chatham Street
Leicester



Property Description

A studio one bedroom 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, walking distance to the Royal Infirmary hospital and both DeMontford university and University of Leicester, the Curve Theatre in the nearby Cultural Quarter, together with regular buses and train stations.

As you step inside, you are greeted by an entrance hall.

The highlight of the apartment is the spacious open plan lounge/kitchen and bedroom area, bathed in natural light and shower room.

Hallway

3' 4" x 8' 11" (1.02m x 2.72m)

Access to a walk in storage

Shower Room

4' 8" x 5' 1" (1.42m x 1.55m)

Fitted with a cubical shower, wash hand basin & toilet

Kitchen/living/bedroom

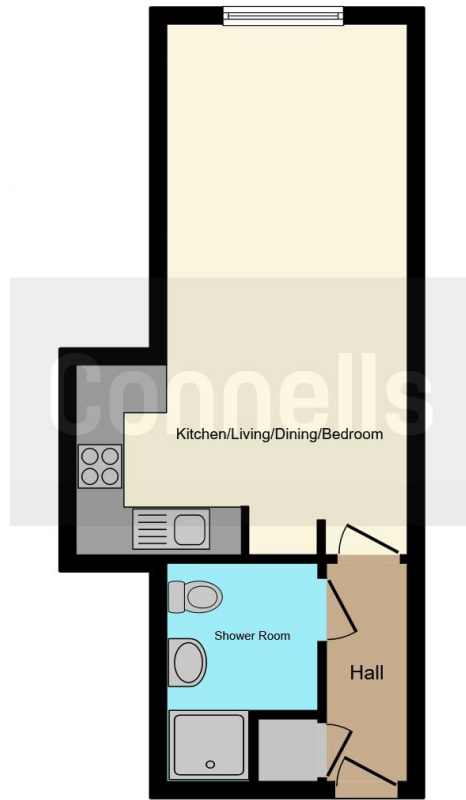
9' 10" x 21' 10" (3.00m x 6.65m)

Kitchen fitted with a range of wall and base unit, sink unit, integrated appliance: oven, hob with an extractor fan over, microwave, fridge freezer & dishwasher; Living area having a laminate flooring & window









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/LTR322662

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.

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