



Connells

The River Building Bede Street
Leicester



Property Description

The River Buildings is situated just a 5 minute walk from the local superstore, 15 minute walk to Leicester City Centre and a short drive to the M1/M69, perfect for commute routes.

Beautiful and spacious apartment comprises an entrance hall, bathroom, bedroom, open plan kitchen/lounge area with stairs leading to the master bedroom with an en-suite.

Designated Parking space in gated car park

Ground Floor

Hallway

5' 11" x 4' 6" (1.80m x 1.37m)

Open Plan Kitchen/lounge

12' 11" x 24' 5" (3.94m x 7.44m)

Kitchen area fitted with a range of wall and base units, sink unit, built in oven and hob with an extractor fan over & built-in washing machine and built-in dishwasher; Lounge area having a laminate flooring, radiator & good-sized window

Bedroom 2

9' 11" x 10' 6" (3.02m x 3.20m)

Having a carpet floor, radiator, fitted wardrobes & window

Bathroom

8' 4" x 5' 8" (2.54m x 1.73m)

Fitted with a bath with shower over, wash

hand basin & toilet

First Floor

Bedroom 1

10' 8" x 13' 2" (3.25m x 4.01m)

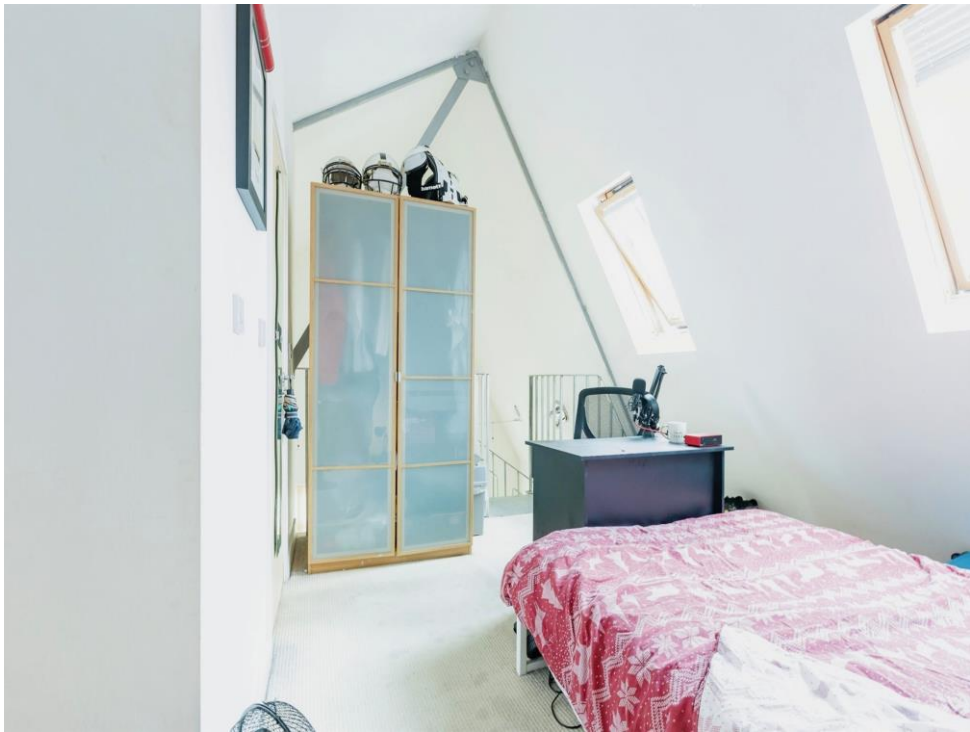
Having a carpet floor, radiator, roof windows & access to the en-suite

En-Suite

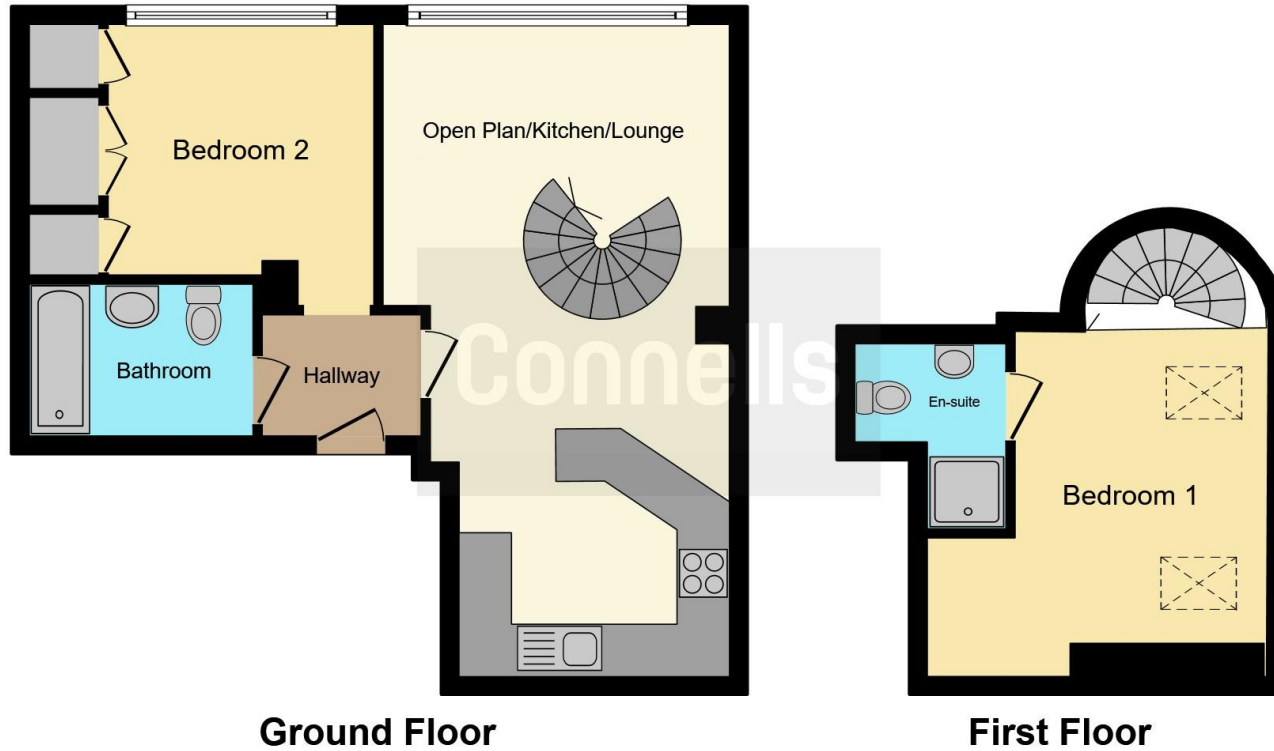
5' 8" x 6' 11" (1.73m x 2.11m)

Having a shower, wash and basin, toilet & towel radiator









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: C

Tenure: Leasehold

view this property online connells.co.uk/Property/LTR322469

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003. 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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