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The Exchange Lee Street
Leicester



Property Description

Located in the heart of Leicester offering an exciting urban lifestyle within the city's vibrant core. Situated in a bustling area known for its dynamic mix of historical charm and modern amenities.

The area is home to an array of cultural landmarks and attractions. Leicester Cathedral, with its stunning architecture and historical significance, is nearby, as is the King Richard III Visitor Centre, which provides fascinating insights into England's storied past. The New Walk Museum and Art Gallery, a short walk away, offers a delightful blend of art, history, and science exhibits.

Shopping enthusiasts will appreciate the proximity to Highcross Leicester, a premier shopping destination featuring a wide range of high-street and designer stores, as well as an excellent selection of dining options. For those who enjoy the arts, the Curve Theatre and De Montfort Hall.

The area's diverse food scene, ranging from cozy cafes to international cuisine, reflects Leicester's rich multicultural heritage.

Transport links are superb, with Leicester Railway Station just a short distance away, offering regular services to London, Birmingham, and other major cities. This accessibility makes LE1 an ideal location for professionals, students, and anyone seeking the vibrancy of urban living coupled with historical charm and cultural richness.

Hallway

11' 1" x 8' 5" (3.38m x 2.57m)

Kitchen/Diner

11' 1" x 12' 7" (3.38m x 3.84m)

Shower Room

7' 2" x 5' 5" (2.18m x 1.65m)

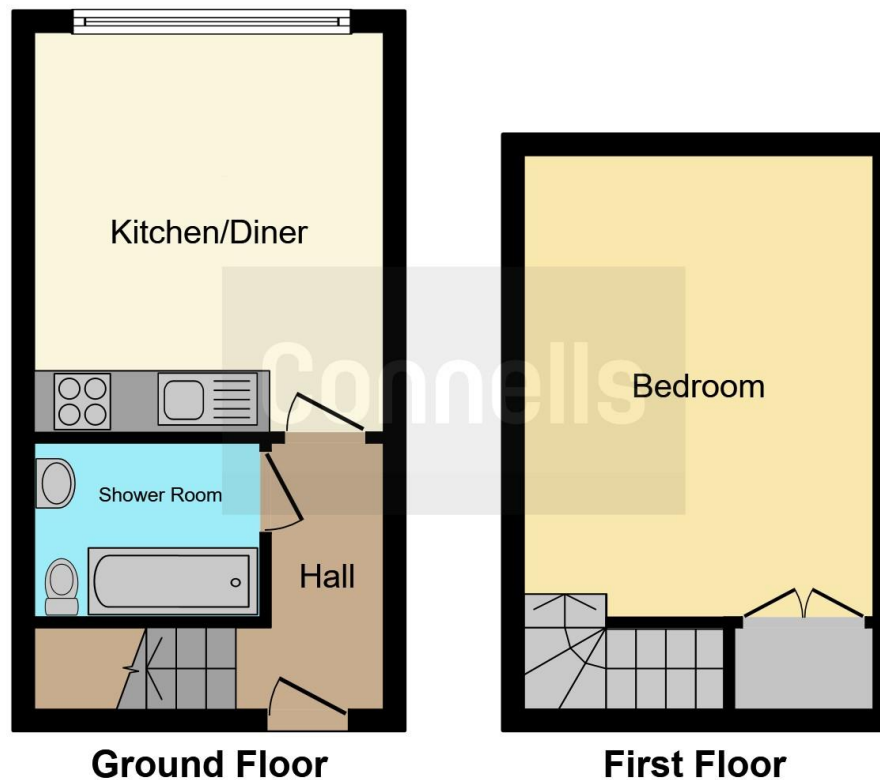
Bedroom

11' 1" x 17' 7" (3.38m x 5.36m)









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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22-24 Halford Street
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EPC Rating: C

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 120 years from 01 Feb 2011. 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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