



Connells

The Bar Shires Lane
Leicester



Property Description

Situated in the heart of Leicester, nestled within a vibrant urban area with excellent amenities.

Close to the city center, residents enjoy easy access to cultural landmarks like Leicester Cathedral and the King Richard III Visitor Centre, as well as the Highcross Shopping Centre and a variety of dining options.

The location benefits from proximity to educational institutions such as De Montfort University and the University of Leicester. For recreation, Victoria Park and Abbey Park provide beautiful green spaces.

Excellent transport links, including convenient bus routes, Leicester Railway Station, and road connections via the A594 inner ring road.

This area is known for its diverse community and comprehensive local services, making it an ideal place for city living in a welcoming environment.

Hallway

Open Plan Kitchen/Living Area

14' 8" x 16' 9" (4.47m x 5.11m)

Having a living area with ornamental fire place & fully fitted kitchen and breakfast bar area

Bedroom 1

11' 9" x 10' 4" (3.58m x 3.15m)

With carpet floor and an access to balcony

En-Suite

6' 8" x 5' 1" (2.03m x 1.55m)

With cubical shower, toilet & wash hand basin

Bedroom 2

9' 10" x 9' 7" (3.00m x 2.92m)

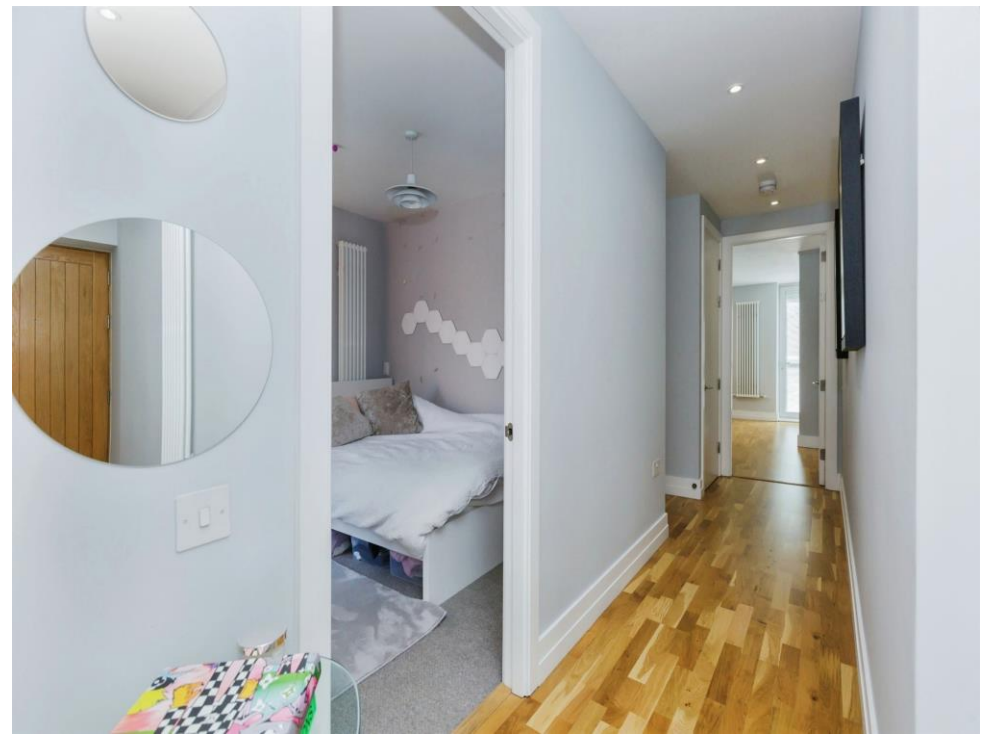
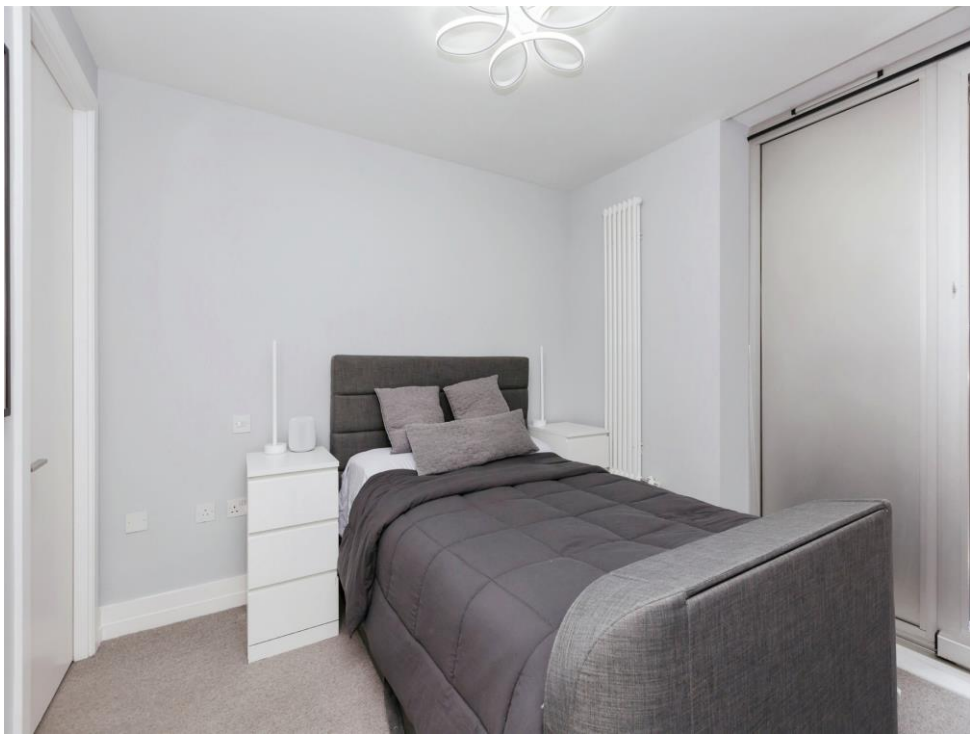
With carpet floor & n access to balcony

Bathroom

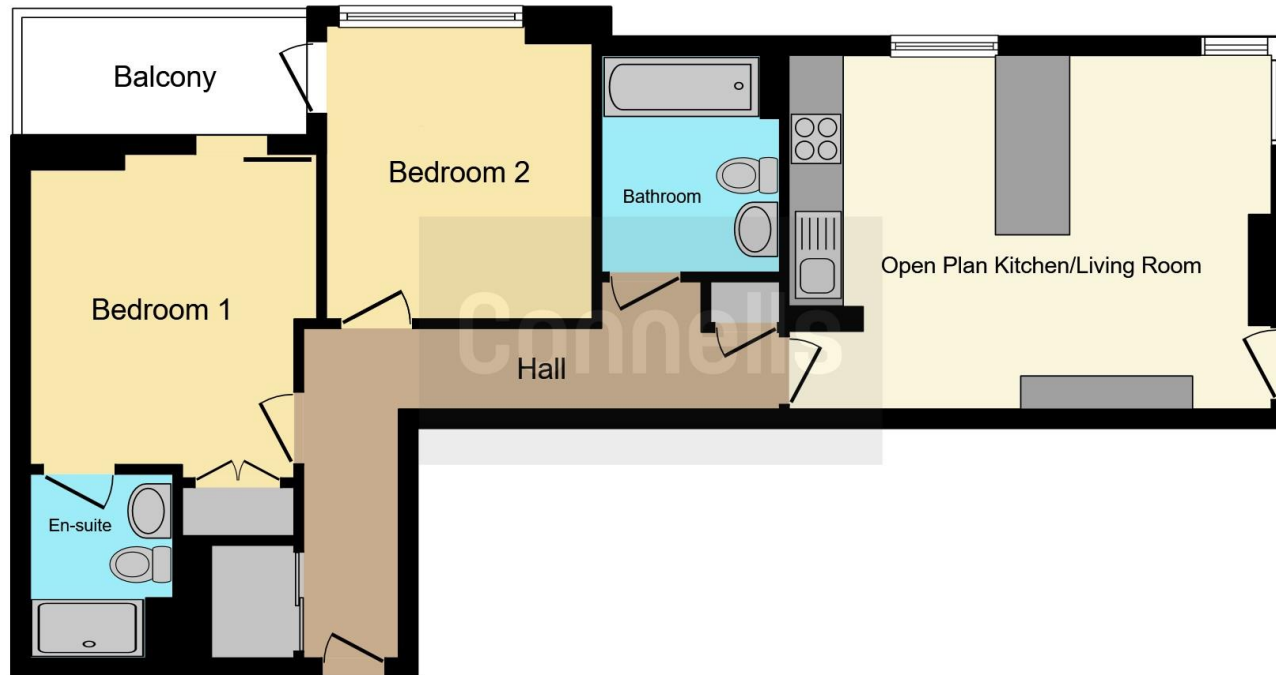
6' 5" x 6' 8" (1.96m x 2.03m)

Having a bath, toilet & wash hand basin









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
LEICESTER LE1 1JB

EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/LTR323296

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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