



**Connells**

Alexandra House Rutland Street  
Leicester



## Property Description

Located in the vibrant heart of Leicester offers an ideal urban living experience. This three-bedroom apartment is situated in a prime city center location, providing easy access to a plethora of amenities and attractions. Just a short walk away, you'll find the historic Leicester Cathedral, the King Richard III Visitor Centre, and the bustling Highcross Shopping Centre, which hosts a variety of shops, restaurants, and entertainment options.

Residents benefit from excellent transport links, including close proximity to Leicester Railway Station, offering regular services to London, Birmingham, and other major cities. Additionally, the location is well-served by bus routes and has convenient access to major road networks like the A594 inner ring road.

Whether you're a professional seeking a convenient commute or someone looking to enjoy the dynamic lifestyle of Leicester city center, this three-bedroom apartment in LE1 offers the perfect blend of comfort and convenience.

## Hallway

6' 4" x 14' 5" ( 1.93m x 4.39m )

## Open Plan Kitchen/Living Area

11' 1" x 17' 6" ( 3.38m x 5.33m )

Fully fitted kitchen with a range of wall and base units, sink unit, plumbing for washing machine and a good-sized window

## Bedroom 1

12' 6" x 11' 9" ( 3.81m x 3.58m )

With carpet floor & bay-window

## En-Suite

Having a cubical shower, toilet & wash hand basin

## Bedroom 2

10' 5" x 9' 6" ( 3.17m x 2.90m )

With carpet floor, fitted wardrobe & window

## Bedroom 3

6' 5" x 11' 1" ( 1.96m x 3.38m )

With carpet floor

## Bathroom

9' 1" x 6' ( 2.77m x 1.83m )

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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: D**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LTR322632](http://connells.co.uk/Property/LTR322632)**

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.

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