





Property Description

Well-situated property located in the heart of Leicester.

Nestled in a vibrant and historically rich part of the city, this location offers easy access to a variety of amenities, including shops, restaurants, and cultural landmarks. The surrounding area is known for its blend of modern urban living and historic charm, with nearby attractions such as Leicester Cathedral, the King Richard III Visitor Centre, and the bustling Leicester Market.

It is ideal for those who appreciate a lively and diverse neighbourhood, with excellent public transportation links that make commuting and exploring the broader region convenient.

Ground Floor

Hallway

7' 3" x 3' 8" (2.21m x 1.12m)

With storage and access to all rooms

Kitchen

11' 11" x 16' 7" (3.63m x 5.05m)

Fully fitted kitchen with window to the front

Lounge/Dining Room

9' 6" x 10' 2" (2.90m x 3.10m)

With understairs cupboard and patio door to the rear aspect

First Floor

Bedroom 1

16' 8" x 9' 3" (5.08m x 2.82m)

With window to the rear

Bedroom 2

11' 4" x 10' (3.45m x 3.05m)

With fitted wardrobe and window to the front

Bathroom

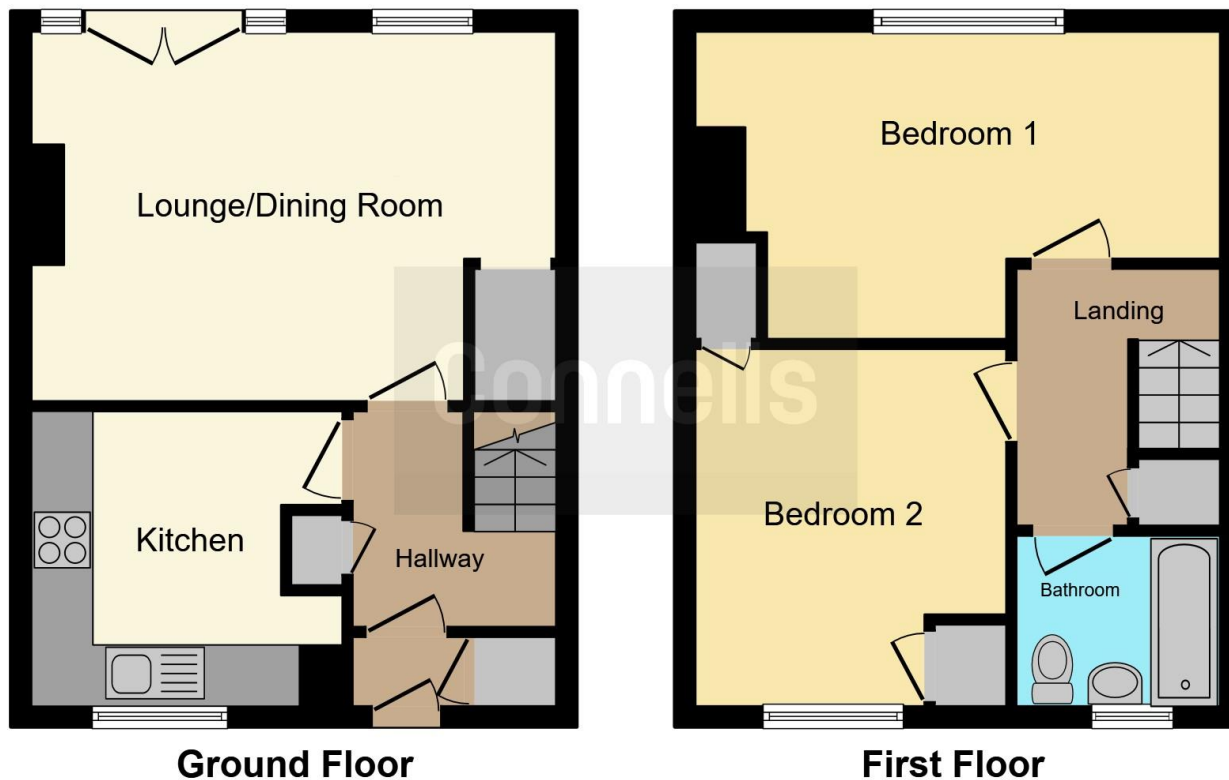
5' 8" x 6' 3" (1.73m x 1.91m)

Having a bath with shower over, wash hand basin & toilet









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

view this property online connells.co.uk/Property/LTR323356

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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