



**Connells**

Wharf Street North  
Leicester



## Property Description

Located in the heart of Leicester's vibrant city centre, offers an exciting opportunity for urban living with unparalleled convenience. This property is perfect for professionals, students, or investors looking to take advantage of the central location and easy access to amenities.

Wharf Street North is ideally positioned within Leicester's Cultural Quarter, a thriving hub of creativity, dining, and entertainment. The nearby Highcross Shopping Centre provides a wide array of retail outlets, restaurants, and leisure facilities, while Leicester Market and local shops offer additional convenience. The Curve Theatre and Phoenix Cinema are also within walking distance, catering to those who enjoy arts and culture.

Transport links are a standout feature of this location. Leicester railway station is just a short walk away, offering direct services to London, Birmingham, and Nottingham. The property also benefits from excellent road connections via the A47 and A6, as well as regular bus services throughout the city and surrounding areas.

Residents can enjoy access to local green spaces such as Abbey Park and Victoria Park, perfect for relaxation and recreation. For those studying or working in the education sector, both the University of Leicester and De Montfort University are within easy reach.

## Ground Floor

### Hallway

### Kitchen

9' 4" x 9' 6" ( 2.84m x 2.90m )

Fully fitted kitchen, with a range of wall and base units, central heating radiator and double-glazed window to the front.

### Lounge/Dining Room

16' 6" x 12' 1" ( 5.03m x 3.68m )

With double-glazed window and an access to the balcony, central heating radiator and an understairs storage.

### First Floor

### Bedroom 1

9' 8" x 16' 6" ( 2.95m x 5.03m )

Double-glazed bay-window.

### Bedroom 2

8' 4" x 11' 8" ( 2.54m x 3.56m )

With fitted carpet and double-glazed window.

### Bathroom

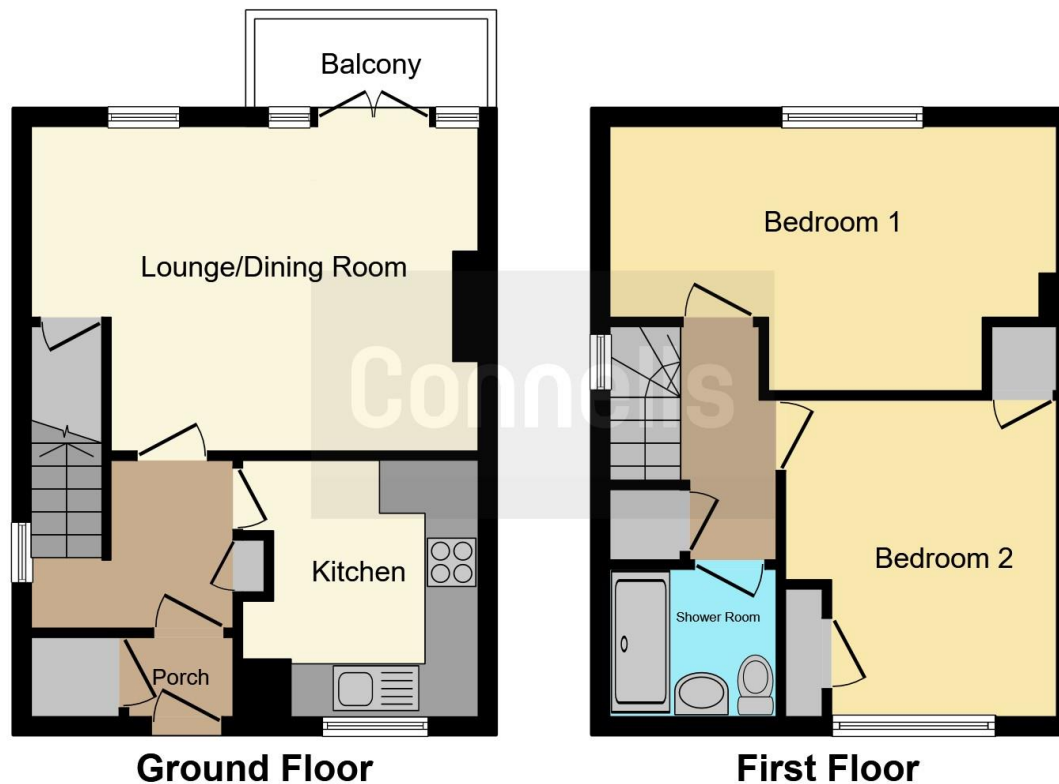
6' 2" x 5' 4" ( 1.88m x 1.63m )

Recently renovated, with double-glazed window, walk-in shower unit, wash hand basin and 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](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LTR321951](http://connells.co.uk/Property/LTR321951)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 06 Feb 2012. 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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