



Connells

Granby Buildings Granby Street
Leicester



Property Description

Situated in the heart of Leicester city centre and representing an ideal buy-to-let opportunity, this first floor flat is offered for sale with no upward chain. The accommodation comprises: entrance hall, open plan lounge and kitchen, five bedrooms and two shower rooms.

Communal Entrance Hall

With lift and staircase access to the property.

Hallway

With electric heater and doors off to the open plan living room/kitchen, all five bedrooms and both shower rooms.

Open Plan Living Room/Kitchen

17' 11" x 10' 3" (5.46m x 3.12m)

Kitchen area fitted with wall and base units, stainless steel sink and drainer, work surfaces with tiling to splashbacks, integrated electric hob and oven, plumbing for washing machine and space for fridge/freezer.

Living room with television point, telephone point, spot lights and double glazed window to front.

Bedroom One

12' 8" x 10' 3" (3.86m x 3.12m)

Double glazed window, fitted wardrobes, electric heater and television point.

Bedroom Two

14' 7" x 13' 1" (4.45m x 3.99m)

Double glazed window, fitted wardrobes, electric heater and television point.

Bedroom Three

15' 1" x 8' 11" (4.60m x 2.72m)

Double glazed window, fitted wardrobes, electric heater and television point.

Bedroom Four

15' 8" x 8' 10" (4.78m x 2.69m)

Double glazed window, fitted wardrobes, electric heater and television point.

Bedroom Five

15' x 8' 9" (4.57m x 2.67m)

Double glazed window to rear, fitted wardrobes, electric heater and television point.

Shower Room One

Shower cubicle, wash hand basin, low level wc, partially tiled walls, extractor fan and shaver point.

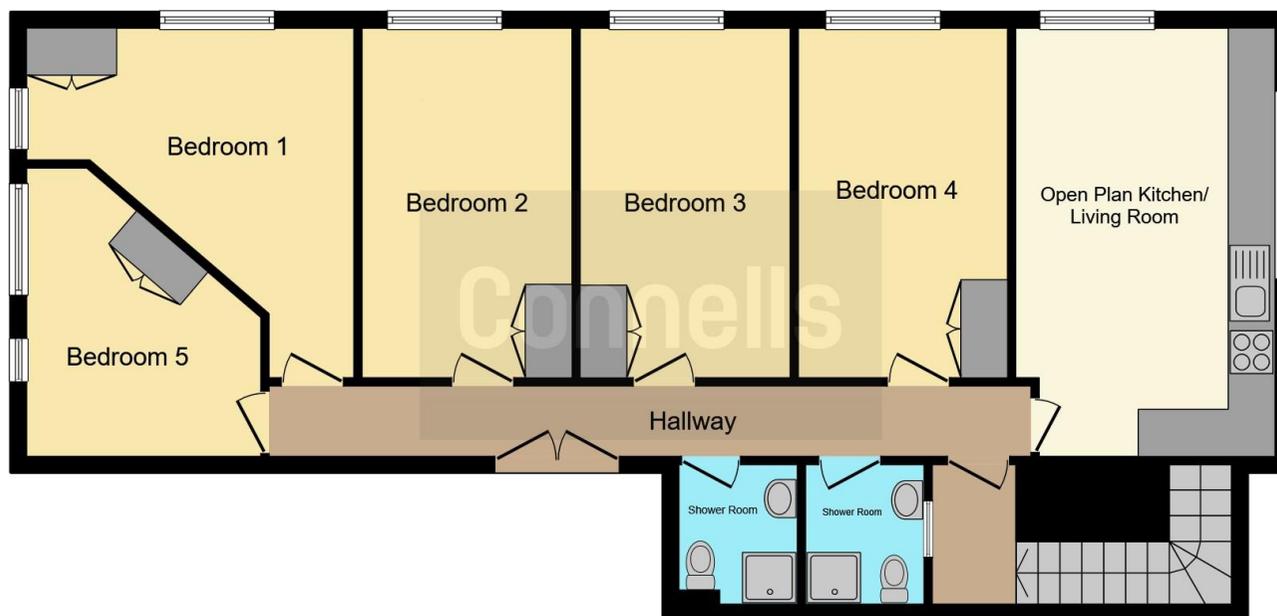
Shower Room Two

Shower cubicle, wash hand basin, low level wc, partially tiled walls, extractor fan and shaver point.









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: E

Tenure: Leasehold

view this property online connells.co.uk/Property/LTR323863

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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