



Alexandra House Rutland Street Leicester LE1 1SQ

for sale
£90,000



Property Description

Apartment 67 Alexandra House, 47 Rutland Street, Leicester, LE1 1SQ:

We are acting in the sale of the above property and have received an offer of £90,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

Two-bedroom apartment for sale in Leicester City's vibrant Cultural Quarter. This property boasts an open-plan living and kitchen area, two spacious double bedrooms, including one with an en-suite, and a separate family bathroom. Additionally, the property offers the convenience of 24-hour valet parking.

Perfect for investment seekers, this apartment has potential to generate a rental income of up to £850 PCM.

Entrance Hall

With intercom system, electric heater and built-in storage cupboard.

Open Plan Lounge/Kitchen Area:

30' 8" x 13' 2" (9.35m x 4.01m)

Kitchen area fitted with a range of wall and base units, work surfaces, stainless steel sink drainer, built-in electric and hob, cooker hood, plumbing for washing machine, integrated dishwasher, integrated fridge/freezer and tiled floor.

Lounge area with television point, telephone point, wall lights, carpet and double glazed patio doors with views over the city and leading out to the BALCONY.

Bedroom One

14' 3" x 8' 7" (4.34m x 2.62m)

Master bedroom having built-in wardrobes, electric heater, television point, telephone point, carpet and double glazed window.

En-Suite

Master bedroom en-suite fitted with a shower, wash hand basin and toilet, heated towel rail, shaver point and extractor fan.

Bedroom Two

12' x 9' 1" (3.66m x 2.77m)

Double bedroom having electric heater, carpet and double glazed window.

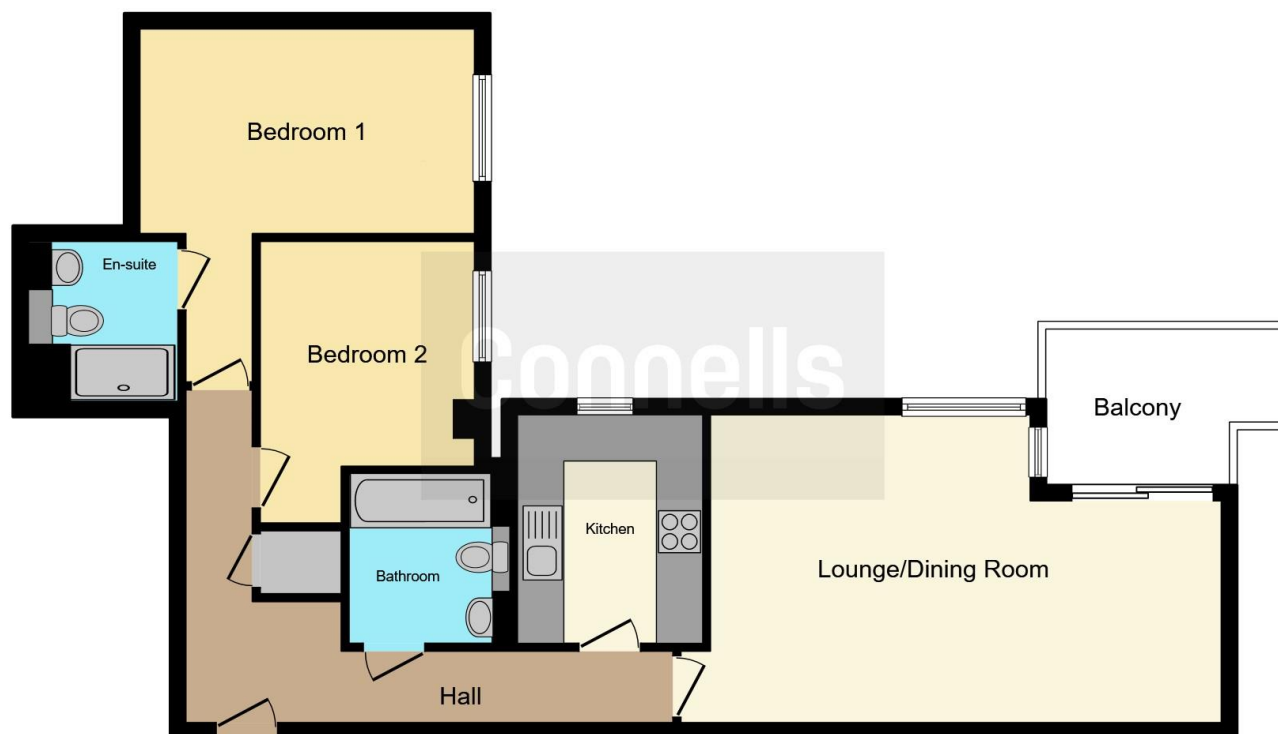
Bathroom

The modern family bathroom boasts a stylish three piece suite comprising toilet, wash hand basin, bath with shower over, a towel radiator, tiled flooring and partially tiled walls.









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/LTR324311

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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