



Connells

The River Buildings Western Road
Leicester

The River Buildings Western Road Leicester LE3 0GR

for sale offers over
£140,000



Property Description

The apartment is located in a vibrant and convenient part of Leicester, just off Western Road near the River Soar and is within walking distance to Leicester City Centre and Highcross Shopping Centre. It is also close to Braunstone Gate, a lively area filled with independent restaurants, bars and cafes.

De Montfort University and Leicester Royal Infirmary are also easily accessible, the area is well-served by public transport and is near the main roads like A5460 and A50.

Leicester train station is easily accessible, providing fast rail links to London, Birmingham and Nottingham.

The location blends city convenience with scenic riverside living offering scenic walking, jogging and cycling routes.

Castle Gardens and Bede Park are also a short stroll away.

The riverside location offers the perfect blend of urban lifestyle, local charm and green spaces, making it a highly desirable for both residents and investors

Hallway

2' 6" x 13' 9" (0.76m x 4.19m)

Clean and contemporary design and includes a secure communal entrance

Lounge/Dining Room/Kitchen

17' 2" x 20' 1" (5.23m x 6.12m)

A bright, open-plan living space designed for comfort and modern living. French doors open onto a private balcony, bring in plenty of natural light, neutral decor and flooring. The

lounge is perfect for relaxing, entertaining or enjoying the riverside views. The dining area is neutrally decorated matching the overall decor, blending seamlessly with the lounge. The kitchen is part of the open plan layout and benefits from wall and base units, oven, hob and extractor hood. It is a stylish and practical kitchen suited to modern apartment living

Bedroom One

10' 1" x 12' 2" (3.07m x 3.71m)

A spacious double bedroom having double glazed window, double built in wardrobes and being neutrally decorated

Bedroom Two

10' 2" x 12' 2" (3.10m x 3.71m)

Ideal for guests or home office use, neutrally decorated and double glazed window allowing natural light

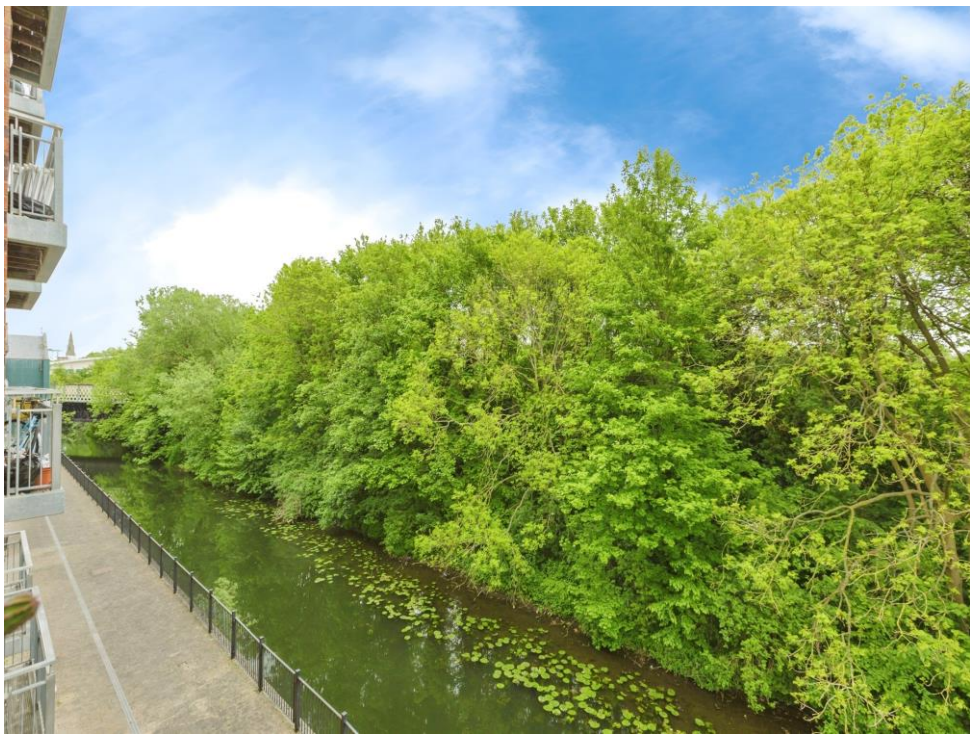
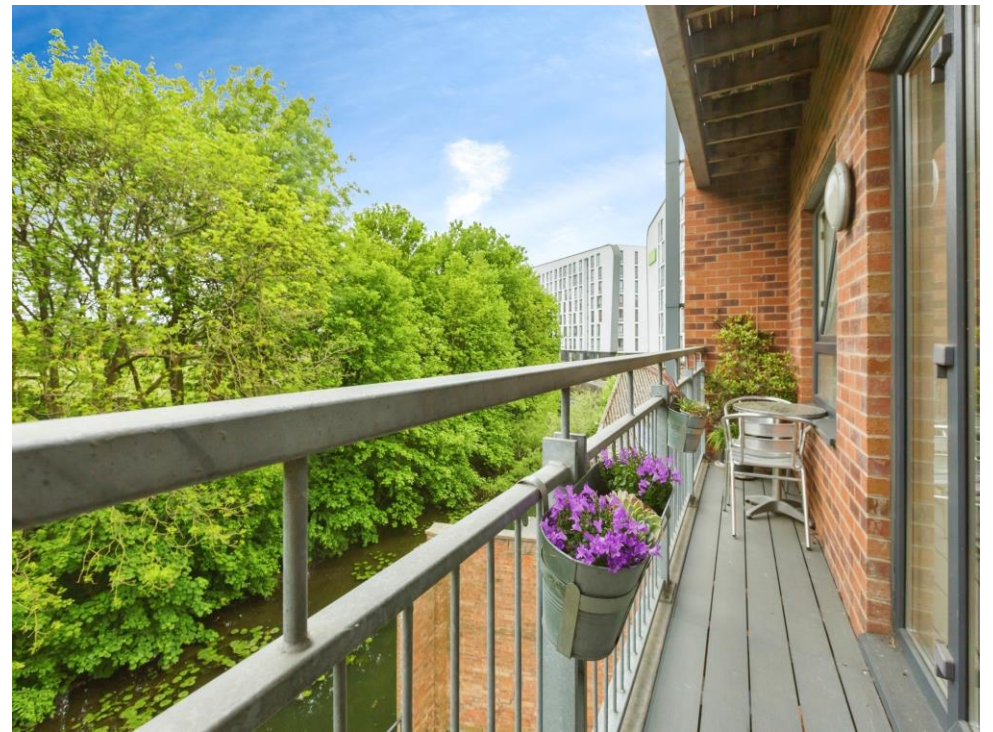
Bathroom

Having four white piece suite, including bath, wash hand basin, low level WC and a separate shower

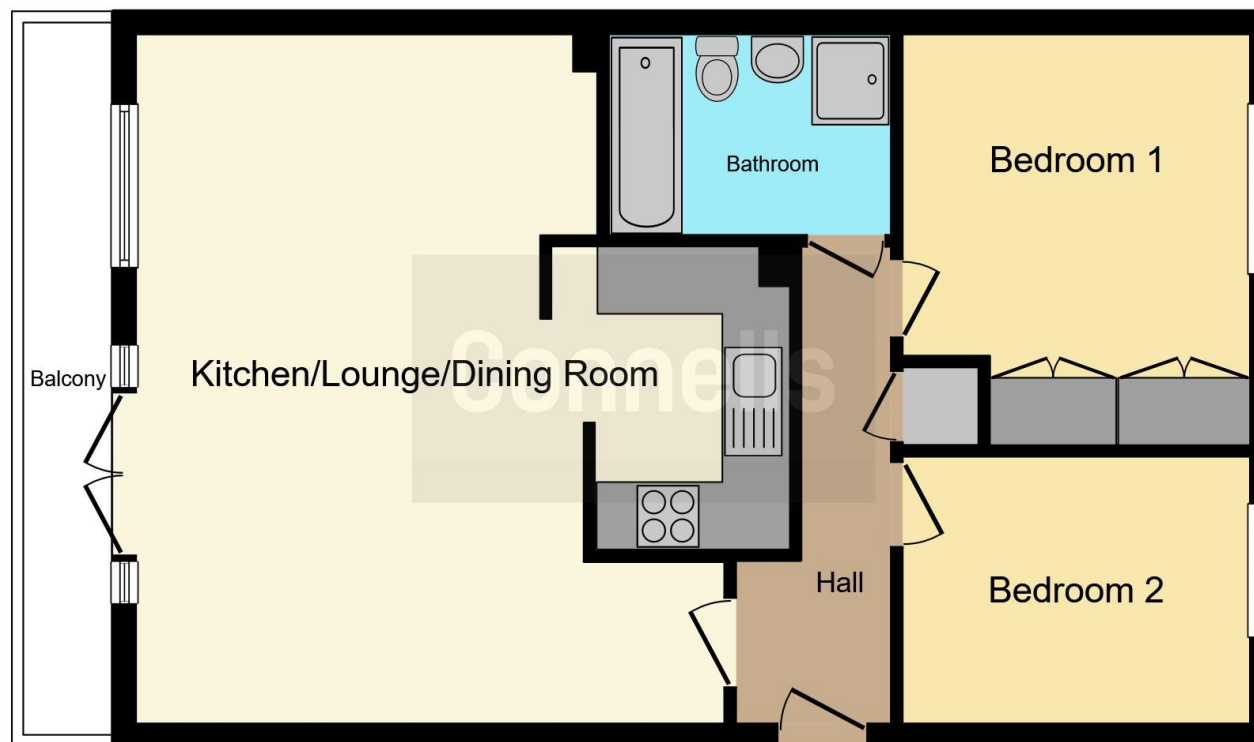
Outside

To the front, there is allocated parking space within a gated entry system and to the rear the apartment offers a scenic outlook over the River Soar, providing a tranquil and picturesque setting









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
 LEICESTER LE1 1JB

EPC Rating:
 Awaited

Council Tax
 Band: C

Service Charge:
 1500.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LTR324516

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. 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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