





Property Description

Situated in the heart of the vibrant and culturally rich Belgrave area, offers an excellent urban lifestyle within easy reach of Leicester city centre. Known for its diverse community, thriving local businesses, and excellent transport links, this location is ideal for those seeking both convenience and character.

Belgrave is renowned for its array of independent shops, traditional markets, and popular restaurants, particularly along the Golden Mile. Everything from supermarkets and pharmacies to places of worship and community centres are within walking distance.

The property is well served by public transport, with regular bus routes into the city centre and Leicester Railway Station just a short distance away. Road connections via the A6 and A607 provide easy access across Leicester and towards the M1 and M69.

A selection of good primary and secondary schools are nearby, making this a practical location for families. In addition, Leicester's universities and colleges are easily accessible via public or private transport.

Residents enjoy access to Abbey Park and the River Soar for green space and leisure, as well as cultural hubs like Belgrave Hall and local temples. The area offers a unique blend of community spirit and city vibrancy.

Entrance Hallway

Lounge

9' x 11' 1" (2.74m x 3.38m)

With carpet floor and window to the front.

Kitchen

9' x 12' 1" (2.74m x 3.68m)

Fitted kitchen with wall and base units, sink unit. Integrated hob/oven and plumbing for washing machine.

Bedroom 1

8' 1" x 12' 1" (2.46m x 3.68m)

With carpet floor, built-in storage and window to the rear.

Shower Room

5' 1" x 8' 1" (1.55m x 2.46m)

With walk-in shower, wash hand basin and toilet.

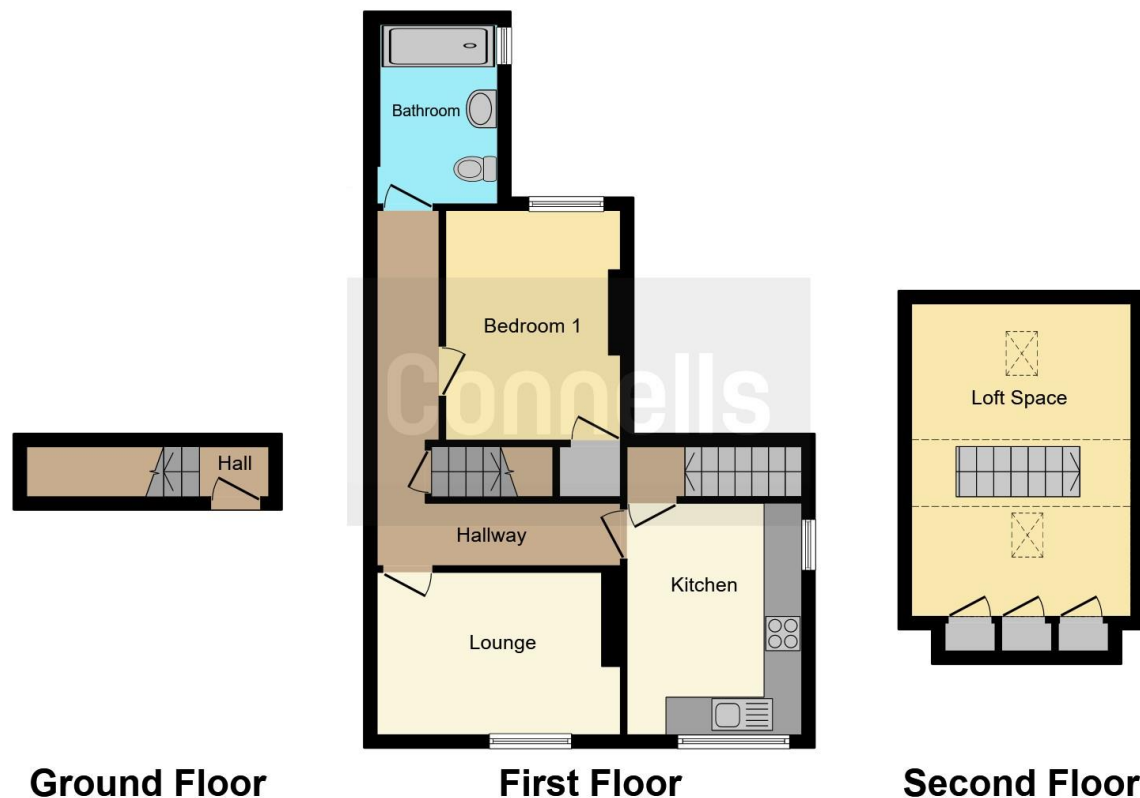
Agent's Note

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.









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

Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 371.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LTR324539

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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