



Connells

Minster Court Norton Street
Leicester



Property Description

Offered for sale with TENANTS IN SITU representing an ideal investment opportunity, is this first floor flat situated in the city centre within walking distance of train and bus stations, together with a wide range of shopping and leisure amenities in the nearby Highcross Centre. The accommodation comprises of an entrance hall, lounge, fitted kitchen, two well appointed bedrooms and a bathroom. The property also benefits from an allocated parking space.

Entrance Hall

Intercom system, airing cupboard, telephone point and electric storage heater.

Lounge

15' 6" x 11' (4.72m x 3.35m)

Double glazed window to front elevation, laminate flooring and TV point.

Kitchen

10' 6" x 7' 4" (3.20m x 2.24m)

Fitted with wall and base units, stainless steel sink and drainer, work surfaces with tiling to splashbacks, built-in electric oven and hob with cooker hood, integrated washing machine, fridge and freezer and double glazed window to the side.



Bedroom One

11' 9" x 10' 3" (3.58m x 3.12m)

Double glazed window to the front and electric heater.

Bedroom Two

10' 4" x 10' 4" (3.15m x 3.15m)

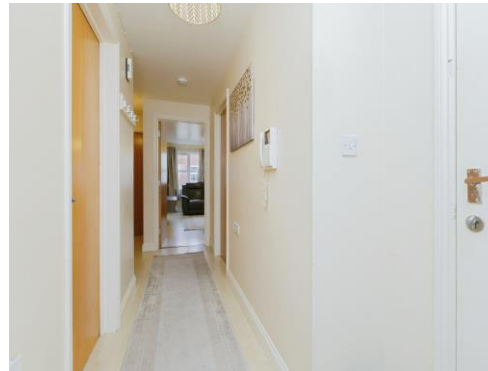
Double glazed window to the side and electric heater.

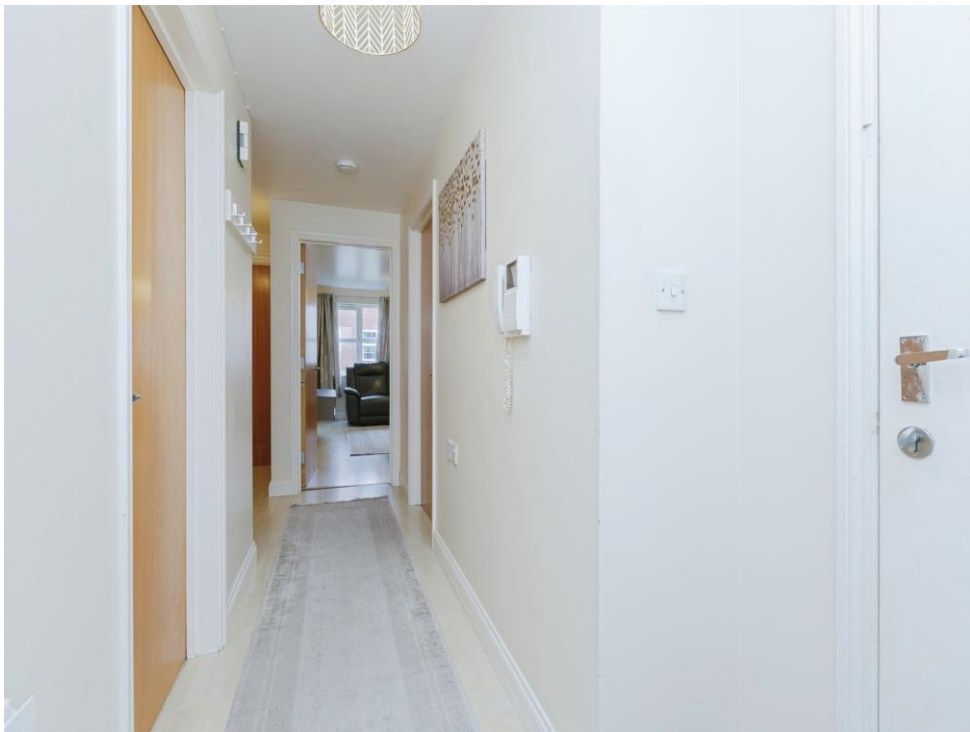
Bathroom

Fitted bathroom comprising of bath with mixer tap and shower, wash hand basin, low level wc, extractor fan, shaver point and heated towel rail.

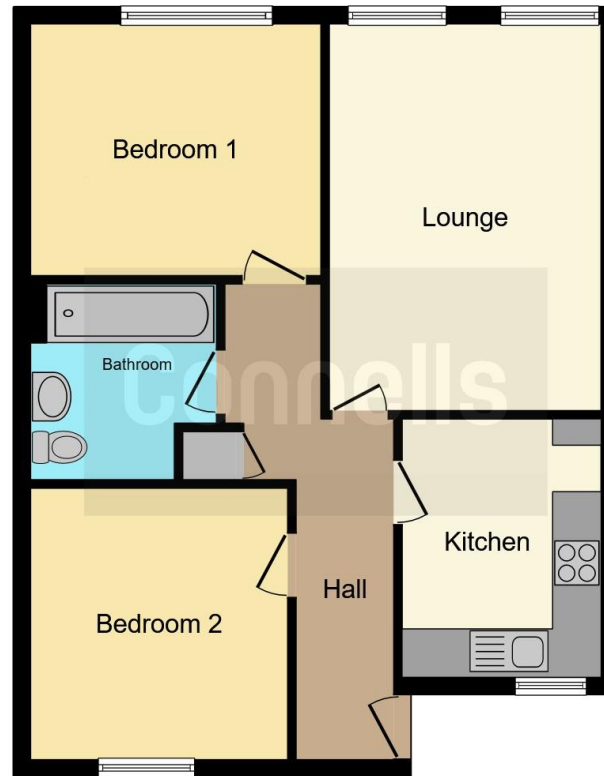
Outside

There is an allocated parking space for one vehicle.









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

T 0116 262 0022
E leicester@connells.co.uk

22-24 Halford Street
 LEICESTER LE1 1JB

EPC Rating: D

Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LTR324391

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LTR324391 - 0004