





Property Description

****Guide Price of £140,000 - £150,000****

Perfectly positioned in Leicester's vibrant city centre, this two-bedroom modern apartment offers a sleek and convenient lifestyle. Located within a contemporary development, the property combines open-plan living, quality finishes, and easy access to the very best of Leicester's amenities, making it ideal for professionals, first-time buyers, or investors.

Situated just moments from Leicester train station with direct links to London and Birmingham. And within walking distance to Highcross Shopping Centre, restaurants, bars, and cultural attractions. Close to De Montfort University and the University of Leicester. With excellent public transport links across the city and beyond.

Ideal for commuters and those who want to be at the heart of the action.

Entrance Hall

18' 8" x 5' 7" (5.69m x 1.70m)

Welcoming hallway with secure entry intercom system, laminate flooring and doors leading to the lounge, bedrooms and bathroom

Kitchen/Living Room

16' 2" x 17' 6" (4.93m x 5.33m)

A bright and spacious open-plan living area with large windows providing plenty of natural light. The modern fitted kitchen features a range of wall and base units, worktops and integrated appliances, while the lounge area offers ample space for both dining and relaxing. Finished with wood-effect flooring, this sociable space is ideal for entertaining or unwinding at home

Bedroom One

12' 4" x 9' 8" (3.76m x 2.95m)

A generously sized double bedroom with a large window, neutrally decorated with fitted carpet and space for wardrobes and additional furnishings

Bathroom

8' 8" x 8' 3" (2.64m x 2.51m)

A modern three piece suite comprising a panelled bath with shower over, glass screen, low level WC and wash hand basin. Finished with contemporary tiling, chrome fittings and a heated towel rail, offering a sleek and stylish space

Bedroom Two

8' 8" x 11' 8" (2.64m x 3.56m)

A well-proportioned second bedroom, ideal as a guest room or home office. Finished in neutral decor with fitted carpet and a large window providing natural light

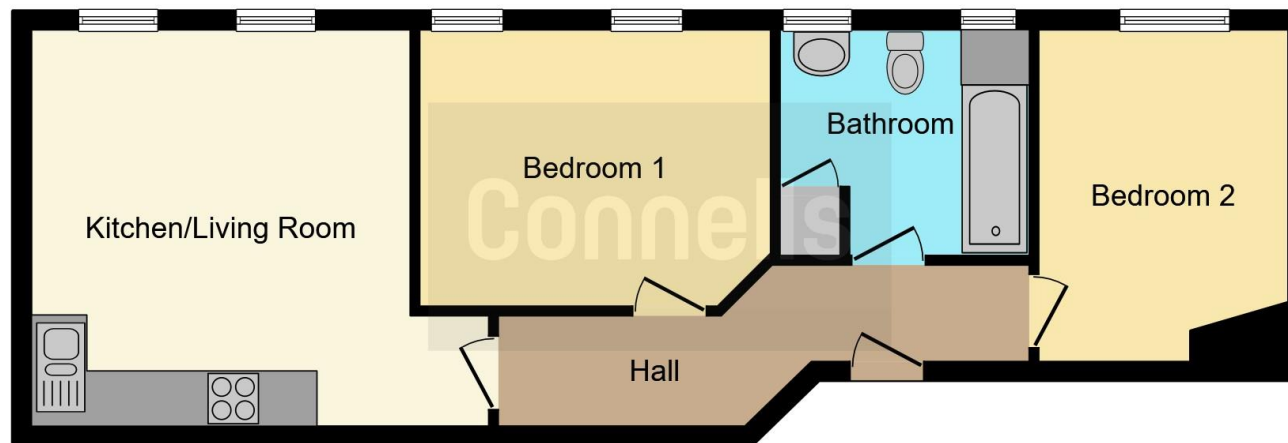
Outside

The development benefits from a secure communal entrance with intercom access. Well-maintained communal areas. The flat is ideally positioned within walking distance of Leicester City Centre, Victoria Park and London Road Station









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

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22-24 Halford Street
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EPC Rating: C

Council Tax
 Band: C

Service Charge:
 2000.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2006. 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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