





Property Description

****£130,000-£140,000****

Charming Flat in Leicester

Discover a stylish leasehold flat situated in the heart of Leicester's sought after LE1 district. This flat boasts a prime city-centre location with excellent connectivity and local amenities on your doorstep.

Positioned in a vibrant area of Leicester, this property enjoys excellent transport links and bus routes into the city centre, a wealth of local amenities, including cafes, independent shops, supermarkets and recreational green spaces.

This flat offer generous living space in one of Leicester's most convenient and well-connected locations. Whether you are a first-time buyer, a growing family or an investor, this property provides the ideal balance of comfort, practicality and location.

Porch

4' 2" x 2' 5" (1.27m x 0.74m)

The porch benefits from a welcoming porch, providing a useful space for coats and shoes

Entrance Hall

6' 2" x 6' 5" (1.88m x 1.96m)

A bright and welcoming entrance hall providing access to the main living areas of

the property

Kitchen

9' 9" x 9' 4" (2.97m x 2.84m)

Fitted kitchen offering a range of wall and base units with ample worktop space. Having double glazed window overlooking the front, tiled walls, space for appliances and door leading to useful pantry providing additional storage space

Lounge/Diner

13' 6" x 11' 9" (4.11m x 3.58m)

A spacious and inviting lounge/diner filled with natural light, offering plenty of room for both relaxation and entertaining. The open layout provides flexible living space, tiled flooring, gas fire and doors opening onto the rear garden

First Floor Landing

Bedroom One

16' 6" x 9' 3" (5.03m x 2.82m)

A generously sized master bedroom, bright and airy with space for a double bed and additional furniture. Having carpet flooring and double-glazed window offering natural light

Bedroom Two

9' 9" x 11' 8" (2.97m x 3.56m)

A well-proportioned second bedroom, versatile enough to serve as a guest room, home office or a child's bedroom. Light and airy, it offers comfortable space and easy

access to the family bathroom

Bathroom

6' 2" x 5' 4" (1.88m x 1.63m)

A contemporary family bathroom featuring a white suite comprising bath with overhead shower, hand basin and WC. Tiled walls and flooring provide a clean and easy-to-maintain space

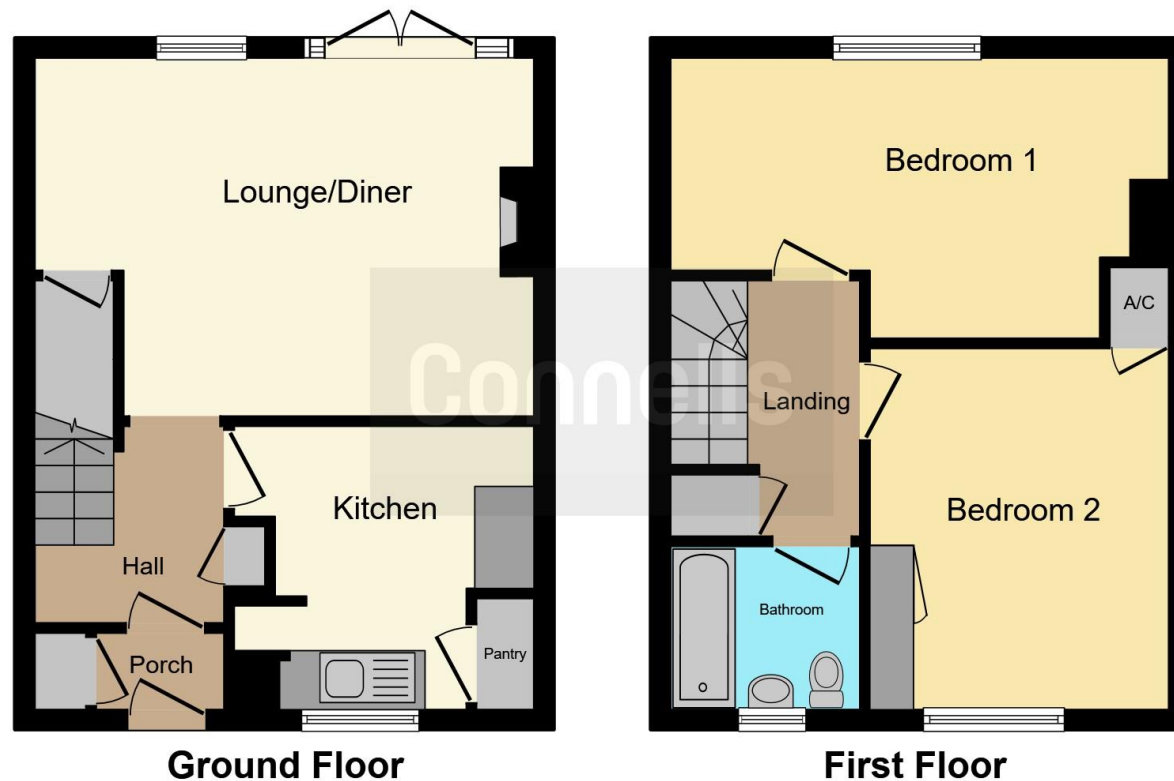
Outside

The property benefits from a neat and well-maintained exterior with a small front garden and to the rear, there is a slabbed area with low wooden fencing









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: D Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 1364.12

Tenure: Leasehold

view this property online connells.co.uk/Property/LTR324965

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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