





26-28 Princess Road West  
Leicester LE1 6TS

for sale offers over  
**£130,000**



### Property Description

A well presented one bedroom apartment situated on the ground floor of a purpose-built block in the heart of Leicester city centre, ideal for first time buyers, professionals or investors seeking a low maintenance property with excellent rental potential. The flat offers a spacious living area, modern kitchen and a double bedroom, all within walking distance of Leicester Railway Station, the University of Leicester and the Royal Infirmary.

The flat is situated in the heart of Leicester city centre having excellent access to public transport and major road links, making this an ideal city pad or rental investment.

Early viewing is highly recommended to appreciate the quality and location of this property. Please contact us to arrange a viewing for further information.

surfaces. Large windows allow natural light to fill the room, creating a welcoming and versatile living area

### Bedroom

9' 8" x 14' 9" ( 2.95m x 4.50m )

A spacious double bedroom featuring a front facing window, offering ample space for a double bed, wardrobe and additional furniture

### Bathroom

5' 6" x 6' 4" ( 1.68m x 1.93m )

A modern bathroom featuring a three piece with bath and shower over, WC and wash hand basin. Finished in neutral tones with tiled walls and window to allow ventilation

### Hallway

3' 1" x 10' 3" ( 0.94m x 3.12m )

A practical and welcoming entrance hallway providing access to the living area, bedroom and bathroom.

### Open Plan Kitchen/Living Room

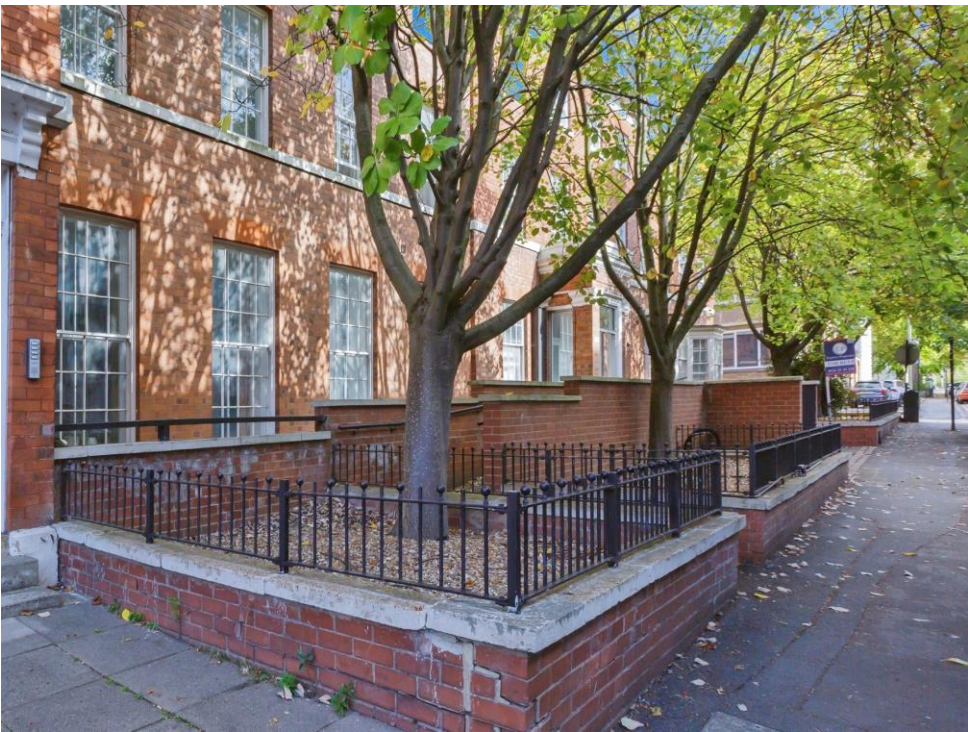
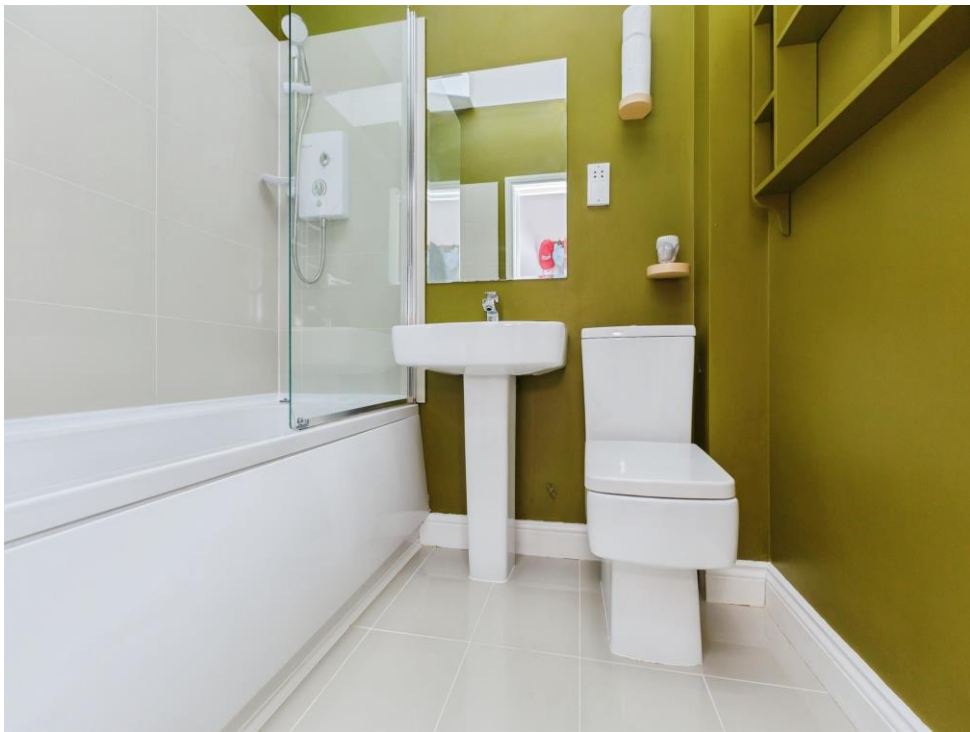
8' 9" x 23' 3" ( 2.67m x 7.09m )

A bright and airy open plan space, perfect for modern city living. The lounge area offers plenty of room for relaxing and entertaining, while the kitchen is fitted with contemporary units, integrated appliances and ample work



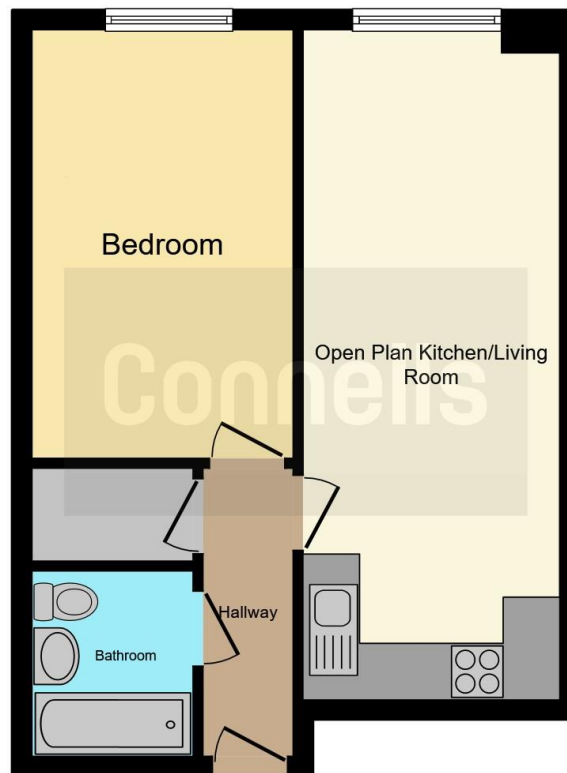












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 0116 262 0022**  
**E [leicester@connells.co.uk](mailto:leicester@connells.co.uk)**

22-24 Halford Street  
 LEICESTER LE1 1JB

EPC Rating: D

Council Tax  
 Band: A

Service Charge:  
 1800.00

Ground Rent:  
 300.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LTR325213](http://connells.co.uk/Property/LTR325213)**

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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