



26-28 Princess Road West
Leicester LE1 6TS

for sale offers over
£130,000



Property Description

Leasehold: 250 years from and including 1 January 2017 and including 31 December 2266

Ground rent per year: £300

Service Charge: £604.72 every 6 months

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.

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 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

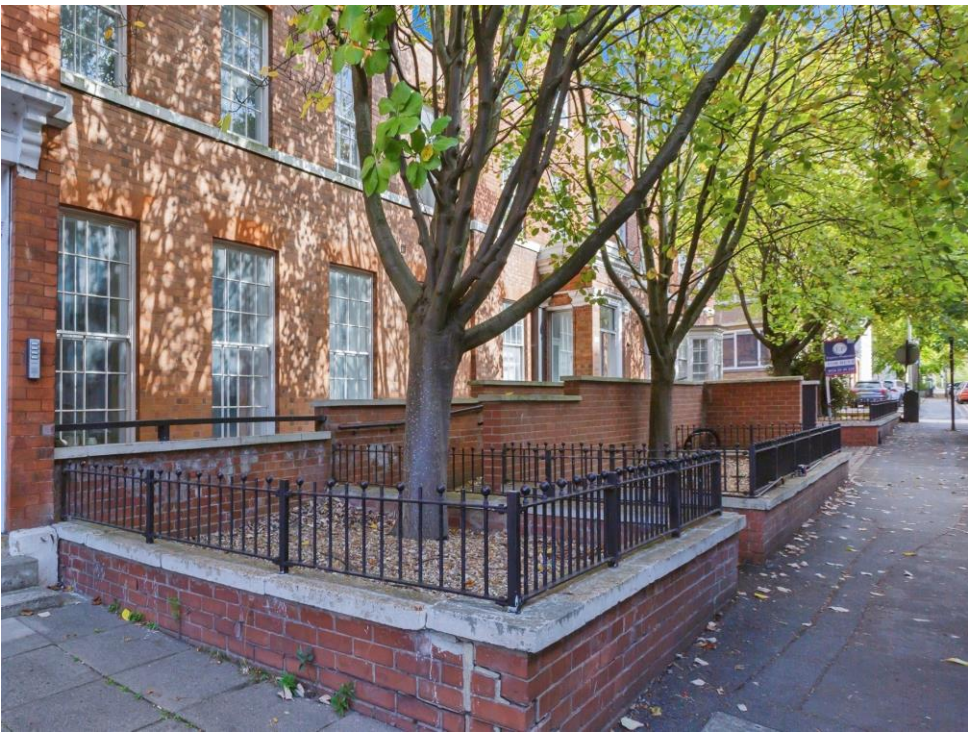
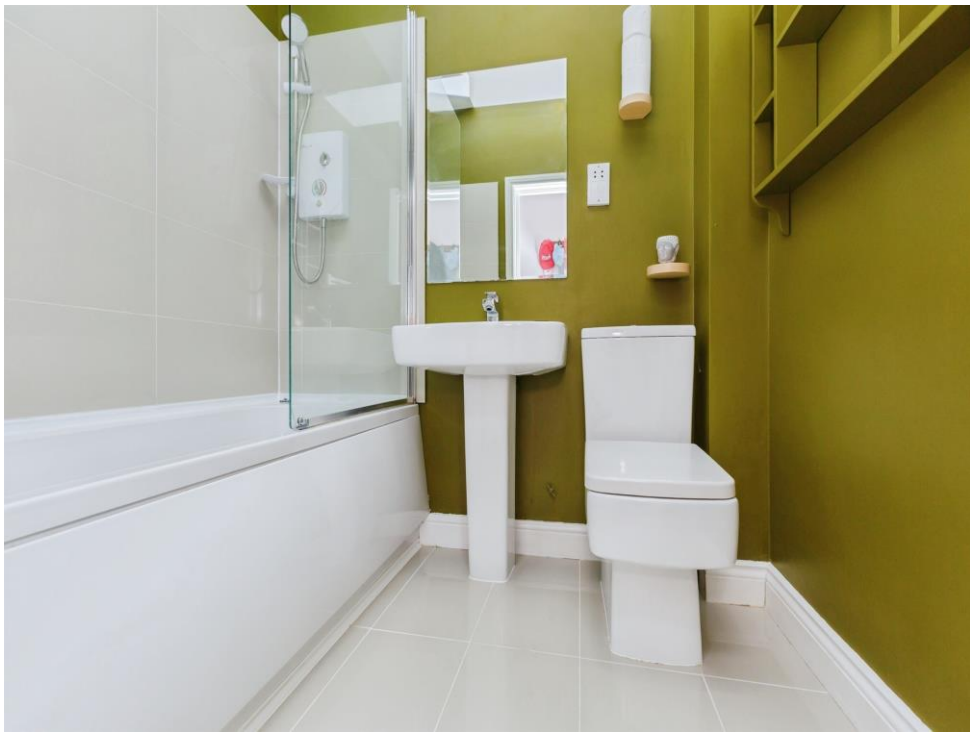
Bathroom

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

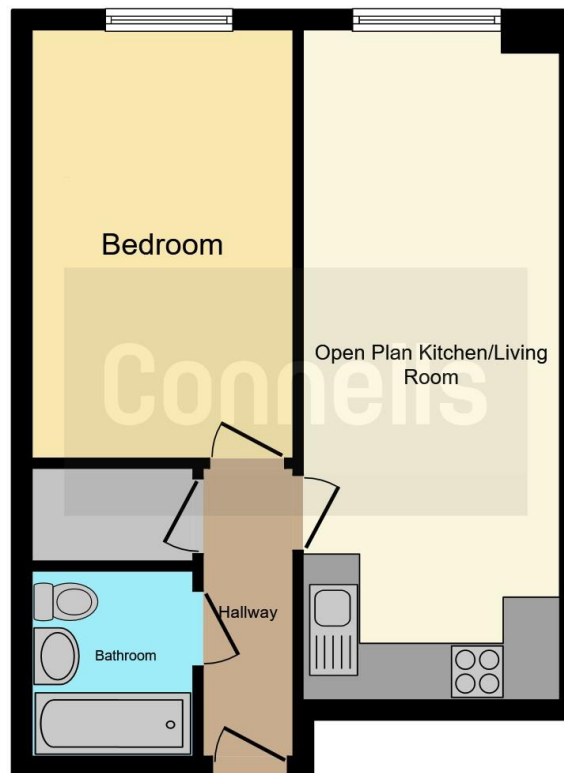
A modern bathroom featuring a three piece with bath and shower over, WC and wash hand basin. Finished in neutral tones with tiled walls and window to allow ventilation











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: A

Service Charge:
 1800.00

Ground Rent:
 300.00

Tenure: Leasehold

view this property online 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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