



Connells

Agin Court Charles Street
Leicester



Property Description

****Stylish City Centre Apartment with Private Balcony Terrace****

Ideally positioned in a prominent city centre location, this modern upper-floor apartment offers contemporary urban living at its finest. The property features a spacious open-plan living, dining and kitchen area, designed for both comfort and entertaining.

There are two well-proportioned bedrooms and a modern bathroom suite, finished to a high standard throughout. Large windows flood the apartment with natural light, enhancing its bright and airy feel.

A standout feature is the private balcony terrace, providing the perfect spot to relax or enjoy the city skyline views.

With its combination of style, space, and an unbeatable location, this apartment makes an ideal home for professionals or a prime investment opportunity in the heart of the city.

Hallway

Welcoming entrance hall with storage cupboard and doors off to all rooms.

Open Plan Living Room/Kitchen

19' 1" x 16' 1" (5.82m x 4.90m)

Open plan living, dining and kitchen area laminated throughout:

The spacious living and dining area having double glazed windows and patio door opening onto the private balcony, wall mounted electric heater, telephone point and TV point.

Stylish kitchen area fitted with wall and base units sink and drainer, work surfaces, electric oven and hob with cooker hood over, integrated washing machine and dishwasher.

Bedroom One

20' 9" x 10' 5" (6.32m x 3.17m)

Master bedroom suite with double glazed window overlooking the balcony, wall mounted electric heater, laminate floor, telephone point and TV point.

Bedroom Two

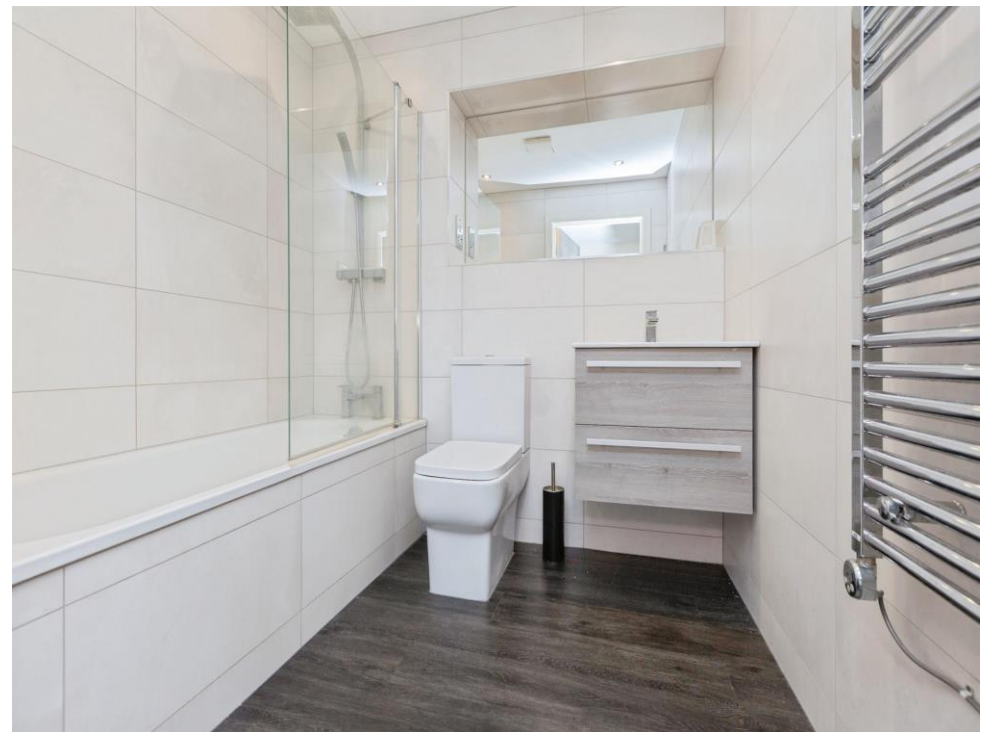
13' 2" x 12' 1" (4.01m x 3.68m)

Double bedroom with windows to the side, wall mounted electric heater and carpet floor.

Bathroom

Modern bathroom suite comprising of bath with shower over, wash hand basin with vanity unit and mirror, wc, chrome towel rail and extractor fan.









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: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

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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.



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