



Connells

Wimbledon House Wimbledon Street
Leicester

Wimbledon House Wimbledon Street Leicester LE1 1SU

for sale offers over
£120,000



Property Description

****Modern Two-Bedroom Duplex Apartment - Heart of Leicester's Cultural Quarter****

This stylish upper-floor duplex apartment offers spacious and contemporary living in one of Leicester's most sought-after city locations.

The property features an inviting entrance hall leading into a bright open-plan living, dining, and fitted kitchen area, complete with modern integrated appliances-perfect for entertaining or relaxing in comfort. A well-appointed bathroom suite completes the lower level.

Upstairs, the apartment offers two generous double bedrooms, including a master bedroom with its own en suite shower room, providing privacy and convenience.

Situated in the vibrant Cultural Quarter, this home places you within walking distance of Leicester's best shops, bars, restaurants, and transport links.

An ideal opportunity for first-time buyers or investors, this duplex apartment combines modern design with an unbeatable city-centre location.

Communal Entrance

Secure access leading to an communal entrance, lift and stairwell.

Entrance Hall

As you enter the apartment you are greeted by a welcoming entrance hall with doors off to the open plan kitchen/dining/living room, bathroom suite and has a staircase to the upper floor bedrooms.

Lounge/Dining/Kitchen

18' 2" x 14' 6" (5.54m x 4.42m)

Kitchen area fitted with a range of wall and base units, stainless steel sink and drainer, work surfaces, integrated electric oven and hob with stainless steel cooker hood, plumbing and space for washing machine and dishwasher.

The kitchen is open plan with the lounge/dining area with windows to the side elevation and is laminated throughout.

Bathroom

A modern contemporary bathroom suite also serves the first level of this duplex apartment. Comprising of a panelled bath with mixer taps and shower over, wash hand basin, wc, extractor fan and spotlights. Splashbacks to walls and tiled floor.

Upper Floor Landing

Upper floor landing with doors off to both bedrooms.

Bedroom One

13' 2" x 10' 1" (4.01m x 3.07m)

Master bedroom, laminate floor, electric heater and an en-suite.

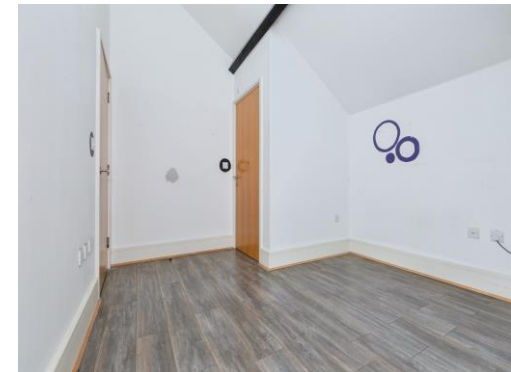
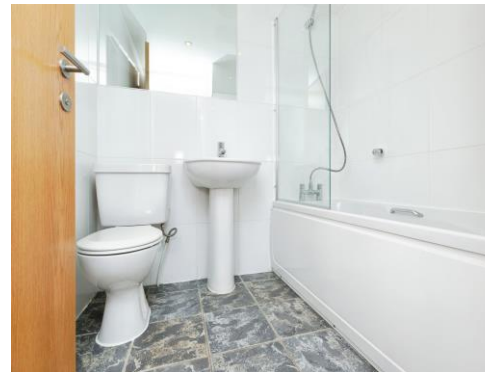
En-Suite

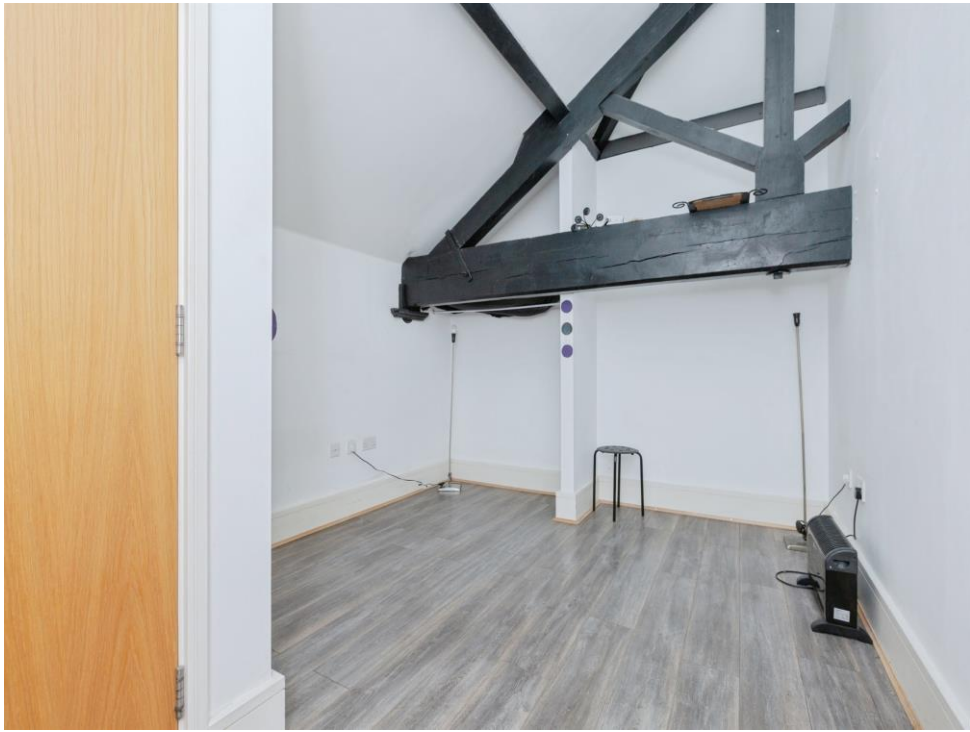
Shower cubicle, wash hand basin, wc, towel rail, extractor fan and spotlights. Splashbacks to walls and tiled floor.

Bedroom Two

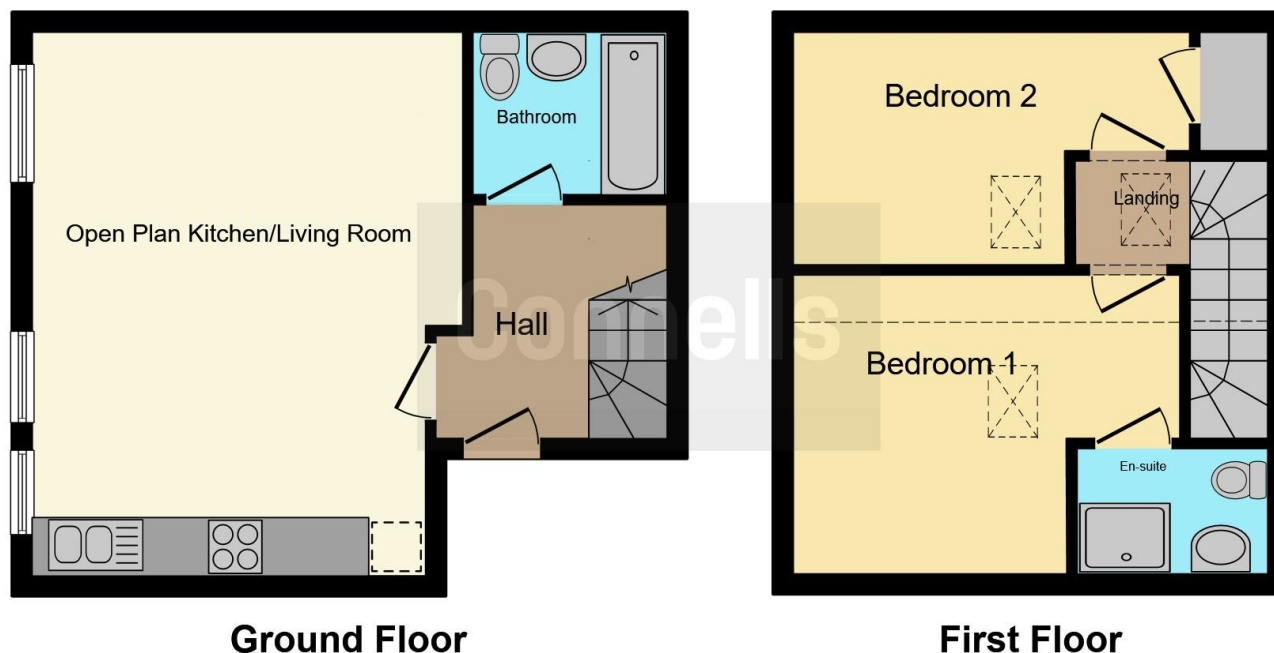
7' 8" x 9' 6" (2.34m x 2.90m)

Double bedroom with exposed ceiling beams, carpet, electric heater and built-in cupboard.









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: D

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LTR325382

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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