



**Connells**

Minster Court Norton Street  
Leicester



# Minster Court Norton Street Leicester LE1 5TN

for sale offers over  
**£85,000**



## Property Description

This two-bedroom first floor apartment located in the heart of Leicester's vibrant city centre. This modern home offers a perfect blend of comfort and convenience, making it an excellent choice for first-time buyers, professionals, or investors seeking strong rental potential.

Situated on Norton Street, Minster Court places you within walking distance of Leicester's bustling shops, restaurants, and cultural attractions. The property is well-connected, with Leicester railway station and major bus routes nearby, making commuting simple. Local amenities including schools, healthcare facilities, and leisure centres are all within easy reach.

Contact Connells Estate Agents for further information or to arrange a viewing on 0116 2620022

## Kitchen

Fitted with a range of wall and base units, providing ample storage and workspace. part tiled walls, integrated oven, hob and extractor hood, stainless steel sink unit and double glazed window

## Entrance Hall

The property is accessed via a secure communal entrance, with neutral décor and practical flooring, offering access to all principal rooms.

## Lounge

A bright and welcoming space with large windows, electric heater, laminate flooring and wall sockets



## Bedroom One

Having double glazed window to the rear and electric heater

## Bedroom Two

A well-proportioned single room, ideal as a guest bedroom, child's room, or home office, window providing natural light and electric heater

## Bathroom

Fitted with a three piece suite comprising panelled bath, low level WC and wash hand basin



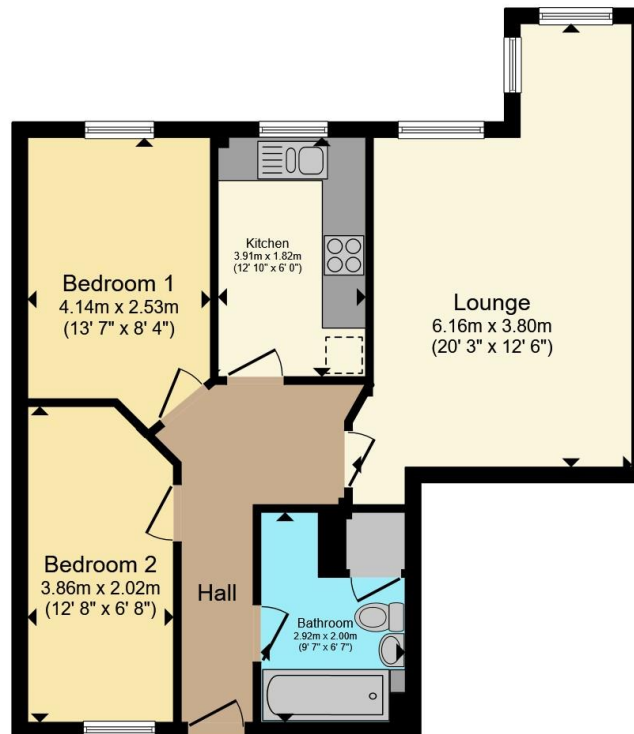












Total floor area 59.0 m<sup>2</sup> (635 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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: B

Council Tax  
 Band: C

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LTR325510](http://connells.co.uk/Property/LTR325510)**

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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Property Ref: LTR325510 - 0002