

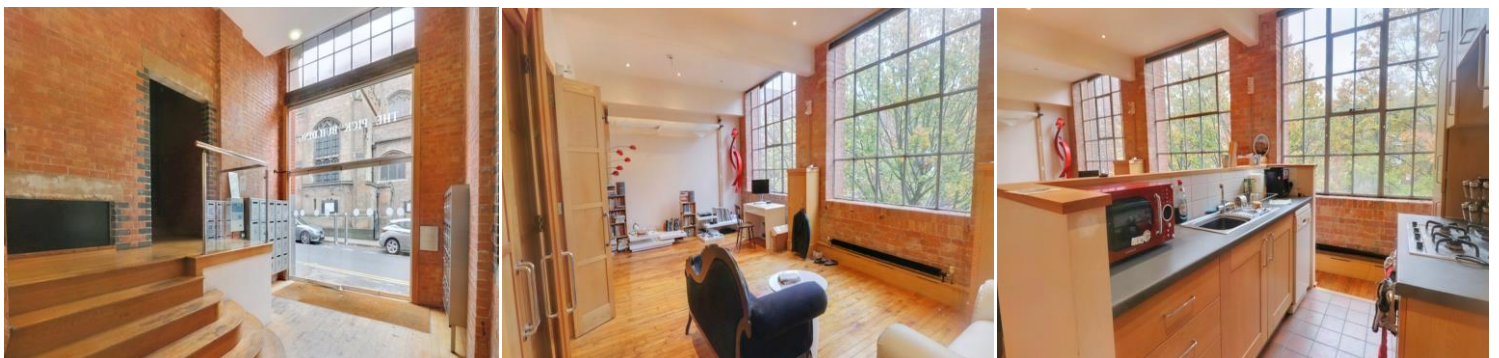
# FOR SALE

## The Pick Building Wellington Street Leicester LE1 6HB



**ASKING PRICE: £189,950**

- A Modern & Well Presented Apartment
- Located In Leicester City Centre, On Wellington Street
- Entrance Hallway, Open Plan Lounge/Kitchen
- Double Bedroom & Bathroom
- Allocated Parking Space
- Ideal For Investors/FTB



## Location

This property is located on Wellington Street, in the heart of Leicester City Centre. The property benefits from being in close proximity to restaurants, shops, recreational facilities, universities and much more. The area is serviced by frequent bus links to all over Leicester.

## Description

A modern and well presented apartment, situated within one of the most sought after apartment blocks in the city centre. The property briefly comprises; a large entrance hallway with storage, open plan lounge kitchen with appliances including oven, hob, washing machine and fridge freezer, double bedroom, and bathroom. The property benefits from gas central heating, high ceilings and exposed brick work. Ideal for investors and first time buyers.

## Accommodation

*All measurements are approximate:*

### Entrance Hallway

### Open Plan Lounge Kitchen

### Bedroom

### Bathroom

## Outside

Allocated parking for one car.

## Tenure

Leasehold.

We have been advised that the lease expires in 2124. The current ground rent is £150.00 per annum and the current service charge is £1,202.97 per annum.

## EPC

Band C.

## Council Tax

The property falls within Band D.

## Services

The services, fittings, and appliances (if any) have not been tested by the agents.

## Local Authority

Leicester City Council.

## Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

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REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB

REGISTERED NUMBER: 5393795

VAT NUMBER: 856 0294 16

