

**FOR SALE**  
**Upper King Street**  
**City Centre**  
**Leicester LE1 6XF**



**ASKING PRICE: £290,000**

- A Grade II Listed, Three Storey, End Of Terrace Georgian Property
- Located In the City Centre, Within a Short Walk To University Of Leicester & De Montfort University
- Currently Rented at £18,000 PAX For The Next Academic Year
- Communal Lounge, Kitchen, Bathroom, Cloakroom WCs & Four Bedrooms
- Parking For 2 Vehicles At The Rear
- High Ceilings, Ample Space & Natural Light
- Ideal For Investors



## Location

This property is located on Upper King Street, in Leicester City Centre and is within a 10-minute walk from both De Montfort University and University of Leicester. The property benefits from being within close proximity to central amenities and the area is serviced by frequent bus links to and from areas of Leicester, and within easy access to motorway links.

## Description

A superb Grade II listed, three storey, end of terrace property boasting high ceilings, ample space and natural light. The property briefly comprises; entrance hall, communal lounge, kitchen with access to the basement, 2 cloakroom WCs, bathroom and four bedrooms over the first and second floor. Externally, car parking to the rear for 2 vehicles.

The property is currently let on a 12-month AST from 01/08/24 at a rental of £1,500 pcm exc (£18,000 pax).

## Accommodation

All measurements are approximate:

### Entrance Hall - 26' 7" x 2' 7" (8.10m x 0.79m)

Door to front, stairs to first floor, radiator, light fittings.

### Communal Lounge - 11' 4" x 11' 7" (3.45m x 3.53m)

Window to front, radiator, power points, pendant light fitting.

### Communal Kitchen - 11' 4" x 11' 9" (3.45m x 3.58m)

Window to rear, wall mounted units, base units and drawers, stainless steel sink unit with hot and cold mixer tap, electric cooker with oven, washing machine, fridge, freezer, boiler, radiator, power points, pendant light fitting, access to basement.

### Cloakroom WC - 4' 4" x 3' 7" (1.32m x 1.09m)

Window to side, low level WC, wash hand basin, radiator, pendant light fitting.

### Cloakroom WC - 4' 4" x 3' 8" (1.32m x 1.12m)

Window to side, low level WC, radiator, pendant light fitting.

### Communal Bathroom - 10' 6" x 6' 9" (3.20m x 2.06m)

Window to side, panelled bath with shower over, pedestal wash hand basin, radiator, pendant light fitting.

## First Floor Landing

### Bedroom One - 15' 2" x 13' 7" (4.62m x 4.14m)

Window to front, radiator, power points, pendant light fitting.

### Bedroom Two - 9' 6" x 13' 7" (2.89m x 4.14m)

Window to rear, radiator, power points, pendant light fitting.

## Second Floor Landing

### Bedroom Three - 11' 6" x 13' 7" (3.50m x 4.14m)

Window to front, radiator, power points, pendant light fitting.

### Bedroom Four - 9' 10" x 13' 7" (2.99m x 4.14m)

Window to rear, radiator, power points, pendant light fitting.

## Outside

Rear yard with car parking for 2 vehicles.

## Tenure

Freehold.

The property is currently let on a 12-month AST from 01/07/24 at a rental of £1,500 pcm exc (£18,000 pax).

## EPC

Band E.

## Council Tax

The property falls within Band B.

## 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

Tel: 0116 254 3373

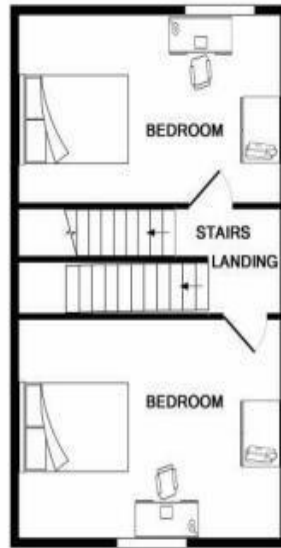
Email: [info@shonkibrothers.com](mailto:info@shonkibrothers.com)







GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB  
REGISTERED NUMBER: 5393795  
VAT NUMBER: 856 0294 16

