

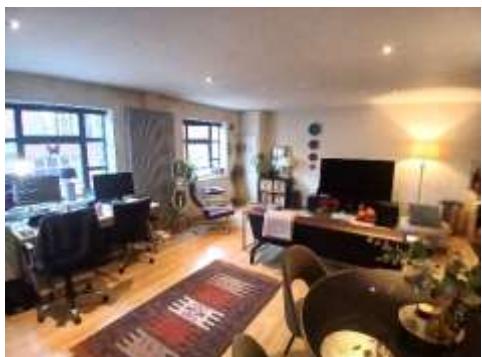
FOR SALE

The Needleworks
Albion Street, Leicester City Centre
LE1 6GF



OFFERS IN EXCESS OF: £125,000

- A Modern & Stylish Second Floor Apartment of Approx. 700 sqft (65 sqm)
- Conveniently Located Within Leicester City Centre
- Within Walking Distance To Leicester Railway Station, New Walk & More
- Entrance Hall, Open Plan Living Kitchen, Bedroom, Bathroom & Balcony
- Secure Intercom Entry System, Lift & Stairs
- Secure Basement Car Parking
- Ideal For Investors/First Time Buyers



Location

This property is located on Albion Street, which is conveniently situated within Leicester City Centre, just off Belvoir Street and near to Granby Street. Nearby amenities include Highcross Shopping Centre, Leicester Railway Station, St Margaret's Bus Station, and Haymarket Bus Station, Tesco Express, restaurants, and convenience stores are all within easy walking distance of Albion Street. The city centre is serviced by bus links to and from all areas of Leicester.

Description

A stylish and well-presented second floor apartment of approximately 700 sqft (65 sqm) situated in a modern, purpose-built development in Leicester City Centre. The apartment briefly comprises; communal entrance hall with a secure entry system, lift and staircase, private entrance hall to the apartment with intercom entry system and storage cupboard, open plan lounge which boasts ample natural light, kitchen with integrated appliances, bedroom, bathroom and balcony. The apartment comes complete with one secure basement car parking space.

Accommodation

All measurements are approximate:

Entrance Hall - 14' 8" x 6' 1" (4.47m x 1.85m)

Intercom entry system, storage cupboard, spotlights.

Living Kitchen - 16' 2" x 21' 0" (4.92m x 6.40m)

Double glazed window to side, open plan lounge with laminate flooring, bespoke vertical radiator, tv point, spotlights. Kitchen with wall mounted units, base units and drawers, stainless steel sink with hot and cold mixer tap, electric oven, four burner gas hob with extractor fan over, tile splashback surrounds, dishwasher, washing machine, fridge/freezer, spotlights.



Important Information: All statements contained in these particulars are provided in good faith and are believed to be correct but their accuracy is not guaranteed. These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Shonki Brothers Ltd or its employees or agents.

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

Health & Safety: You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB
REGISTERED NUMBER: 5393795
VAT NUMBER: 856 0294 16

