



**The Exchange Lee Street, Leicester LE1 3AH**

**welcome to**

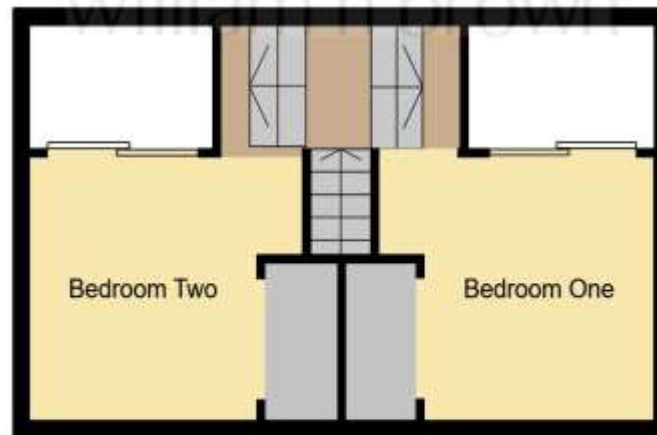
## **The Exchange Lee Street, Leicester**

A well presented two bedroom duplex apartment with internal accommodation briefly comprising; entrance hall, lounge, kitchen, two bedrooms & a family bathroom. The apartment benefits from a concierge service, gymnasium & secure car parking. Ideal first time buy or investment opportunity.





**Ground Floor**



**First Floor**

## **Communal Entrance**

### **Lounge**

9' 5" x 12' 8" ( 2.87m x 3.86m )

### **Kitchen**

6' 6" x 10' 2" ( 1.98m x 3.10m )

### **Bedroom One**

10' 11" x 9' 9" ( 3.33m x 2.97m )

### **Bedroom Two**

10' 10" x 10' 10" ( 3.30m x 3.30m )

### **Bathroom**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



welcome to

## The Exchange Lee Street, Leicester

- SECOND FLOOR DUPLEX APARTMENT
- TWO BEDROOMS
- FITTED KITCHEN
- LOUNGE
- FAMILY BATHROOM

Tenure: Leasehold EPC Rating: C

offers over

**£90,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/LHS116158](https://www.williamhbrown.co.uk/Property/LHS116158)

This is a Leasehold property with details as follows; Term of Lease 120 years from 01 Feb 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs



Property Ref:  
LHS116158 - 0011

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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