



The Exchange Lee Street, Leicester LE1 3AH

welcome to

The Exchange Lee Street, Leicester

This two bedroom apartment is situated in Leicester city centre and the accommodation comprises of entrance hall, lounge, kitchen, two bedrooms and a family bathroom. The property offers communal areas including a gym and viewing is highly recommended. No Upper Chain



Communal Entrance

Leads to the stairs and the lift. The building benefits from a concierge service and an on site residents gym

Lounge

16' 8" x 9' 10" (5.08m x 3.00m)
window to the rear and two radiators.

Kitchen

11' x 9' 9" (3.35m x 2.97m)
Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated oven, hob, extractor fan, fridge and freezer.

First Floor

Bedroom One

10' 9" x 9' 9" (3.28m x 2.97m)
With built in storage,

Bedroom Two

10' 10" x 9' 8" (3.30m x 2.95m)
Bedroom Two

Bathroom

Bath with shower over, WC and hand wash basin.



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The Exchange Lee Street, Leicester

- Two Bedroom Apartment
- Modern Kitchen
- City Centre Location
- Residents Gym
- No Upper Chain

Tenure: Leasehold EPC Rating: C

offers over

£80,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/LHS116539](https://www.williamhbrown.co.uk/Property/LHS116539)

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:
LHS116539 - 0009

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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