









welcome to

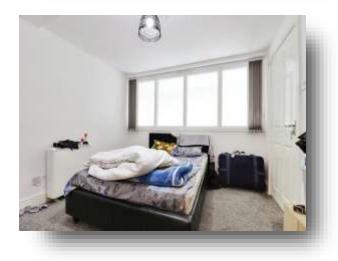
St. Nicholas Apartments Fosse Road North, Leicester

A well presented three bedroom, duplex apartment situated on the popular fosse road north close to the city centre & many other local amenities in Leicester. The property offers open plan living kitchen & dining area, three well-proportioned bedrooms & bathroom. Call us to arrange a viewing tour















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.

Entrance Hall

Open-Plan Lounge Kitchen Diner

22' 3" x 19' 8" (6.78m x 5.99m)

Bedroom Three

14' 4" x 6' 3" (4.37m x 1.91m)

Seperate W C

Shower Room

First Floor To Apartment

Bedroom One

14' 7" x 10' 5" (4.45m x 3.17m)

En Suite

Bedroom Two

12' 7" x 11' 1" (3.84m x 3.38m)

En Suite

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St. Nicholas Apartments Fosse Road North, Leicester

- SPACIOUS DUPLEX APARTMENT
- THREE BEDROOMS
- OPEN-PLAN LIVING
- IDEAL INVESTMENT OPPORTUNITY
- CLOSE-BY TO LOCAL AMENITIES

Tenure: Leasehold EPC Rating: C

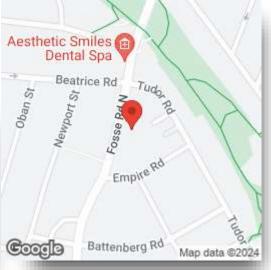
This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£145,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LHS117830



Property Ref: LHS117830 - 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.





0116 251 4131



Leicester@williamhbrown.co.uk



16-18 Halford Street, LEICESTER, Leicestershire, LE1 1JB



williamhbrown.co.uk

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.