



**Alexandra House Rutland Street, Leicester LE1 1SQ**

**welcome to**

**Alexandra House Rutland Street, Leicester**

William H Brown are delighted to present this two bedroom apartment, situated within the thoughtfully converted Alexandra House, Leicester City Centre. Located within the heart of Leicester's cultural quarter. Call us now to arrange your viewing tour.



**Entrance Hall**

Access to all rooms.

**Open Plan Lounge / Kitchen**

Patio doors leading to the balcony.

The kitchen area is fitted with wall and base units with work surfaces over, sink drainer unit, integrated oven, hob and fridge freezer.

**Bedroom One**

Window to the front, fitted wardrobes and electric heater. Access to en-suite

**En-Suite**

With shower cubicle, WC and hand wash basin.

**Bedroom Two**

Patio doors leading to the balcony.

**Bathroom**

Bath with shower over, WC, hand wash basin and towel rail.

**Parking**

The apartment benefits from having an allocated parking space.



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welcome to

## Alexandra House Rutland Street, Leicester

- Two Bedroom Apartment
- Open Plan Living
- En-Suite
- Balconey
- Allocated Parking Space

Tenure: Leasehold EPC Rating: C

offers over

**£90,000**



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
LHS117564 - 0011

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.

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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