



**Granby Place Carty Road, Hamilton Leicester LE5 1QG**

**welcome to**

**Granby Place Carty Road, Hamilton Leicester**

A two bedroom apartment located in the Hamilton area of Leicester offering an entrance hall, lounge/kitchen, two double bedrooms, one of which has an en-suite and a family bathroom. The property benefits from allocated parking. Ideal first time purchase.





### Entrance Hall

### Lounge / Kitchen

26' 4" x 13' 7" ( 8.03m x 4.14m )

### Bedroom One

15' 4" x 10' 9" ( 4.67m x 3.28m )

### En-Suite

### Bedroom Two

13' 9" x 8' 10" ( 4.19m x 2.69m )

### Bathroom

### Parking

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Granby Place Carty Road, Hamilton Leicester

- First Floor Apartment
- Two Double Bedrooms
- Fitted Kitchen
- En-Suite
- Allocated Parking

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£150,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/LHS118790](http://williamhbrown.co.uk/Property/LHS118790)



Property Ref:  
LHS118790 - 0003

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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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