



The Annexe Junior Street, Leicester LE1 4QF

welcome to

The Annexe Junior Street, Leicester

A two bedroom 1st floor duplex apartment across two floors with open-plan lounge, kitchen, and diner. Fitted kitchen and double glazing throughout. Ideal for first-time buyers, couples, or investors. The property is available with either tenants in situ or vacant possession.



Lounge/Kitchen Diner

20' 6" x 20' 3" (6.25m x 6.17m)

Open plan lounge kitchen diner, double glazed window, electric heater, fitted kitchen with integrated hob/oven and extractor fan.

Bedroom 1

13' 5" x 9' 11" (4.09m x 3.02m)

Double glazed window and electric heating.

Bedroom 2

13' 6" x 9' 3" (4.11m x 2.82m)

Double glazed window and electric heating.

Bathroom

Electric towel rail, w/c, sink and bathtub.



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welcome to

The Annexe Junior Street, Leicester

- 1st floor duplex apartment
- Open-plan lounge, kitchen, and diner
- Fitted kitchen with modern appliances
- Double glazing throughout
- 2 generously sized bedrooms

Tenure: Leasehold EPC Rating: C

offers over

£140,000



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 999 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
LHS119099 - 0006

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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