



**Granby Buildings Granby Street, Leicester LE1 6EH**

**welcome to**

## **Granby Buildings Granby Street, Leicester**

A five bedroom apartment in Leicester city centre with two bathrooms. Perfect for students. Close to amenities and transport links. Book a viewing today

### **Kitchen Lounge Diner**

17' 11" x 10' 3" ( 5.46m x 3.12m )

Electric heater, double glazed window, fitted kitchen with integrated electric oven and hob.

### **Bedroom One**

12' 8" x 10' 3" ( 3.86m x 3.12m )

Electric heater and double glazed window

### **Bedroom Two**

14' 7" x 13' 1" ( 4.45m x 3.99m )

Electric heater and double glazed window.

### **Bedroom Three**

15' x 8' 11" ( 4.57m x 2.72m )

Electric heater and double glazed window.

### **Bedroom Four**

15' 8" x 8' 10" ( 4.78m x 2.69m )

Electric heater and double glazed window.

### **Bedroom Five**

15' 11" x 8' 9" ( 4.85m x 2.67m )

Electric heater and double glazed window.

### **Bathroom One**

With WC, hand wash basin and shower

### **Bathroom Two**

With WC, hand wash basin and shower

### **Agents Note**

The term of the lease is 99 years from 01/09/2006, which means there are currently 80 years remaining. This may impact on mortgage lending requirements. Interested parties should make further enquiries.





***view this property online*** [williamhbrown.co.uk/Property/LHS119268](http://williamhbrown.co.uk/Property/LHS119268)





welcome to

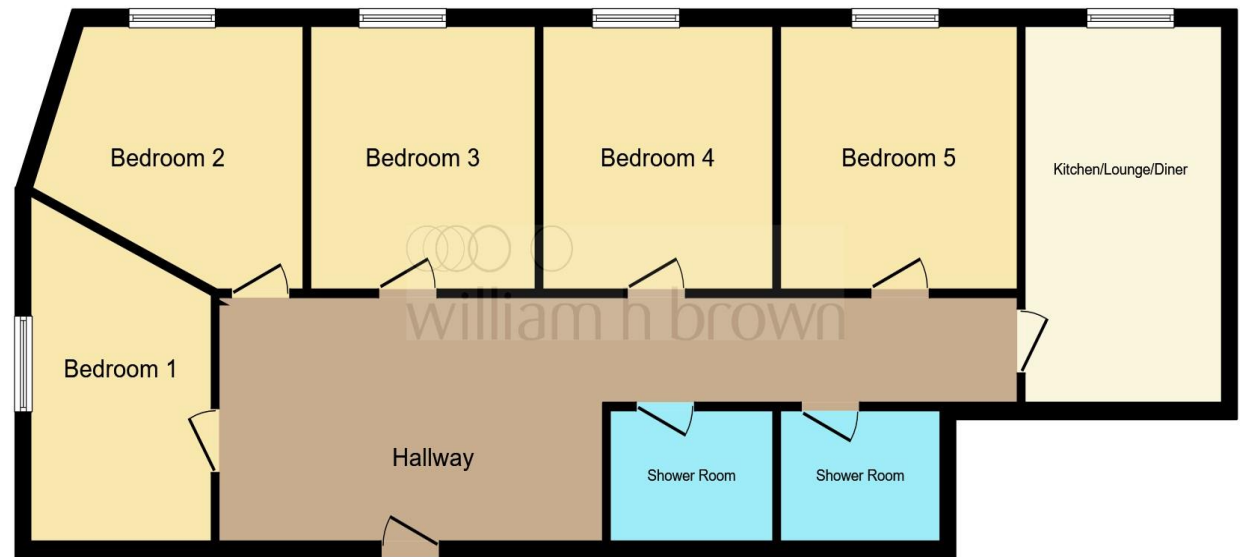
## Granby Buildings Granby Street, Leicester

- City Centre Location
- Two Bathrooms
- Five Bedrooms
- Excellent Transport Links
- Spacious Accommodation

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Sep 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£175,000**



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)

**view this property online** [williamhbrown.co.uk/Property/LHS119268](http://williamhbrown.co.uk/Property/LHS119268)



Property Ref:  
LHS119268 - 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.

  
william h brown



**0116 251 4131**



[Leicester@williamhbrown.co.uk](mailto:Leicester@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**