



**The Atrium Morledge Street, Leicester LE1 1ST**

**welcome to**

## **The Atrium Morledge Street, Leicester**

A two bedroom flat in the in the heart of Leicester near to the Curve theatre. The property comprises of two double bedrooms, one with en-suite, a family bathroom and a spacious lounge/kitchen/dining area. Call now to book a viewing.

### **Communal Entrance**

With access to all floors.

### **Entrance Hall**

Access to all rooms and electric heater

### **Lounge / Kitchen / Diner**

21' 3" x 13' 3" ( 6.48m x 4.04m )

Double glazed window to the rear and two electric heaters,

Fitted kitchen comprising of wall and base units, work surfaces and a sink drainer unit, storage cupboard, integrated oven, hob, cooker hood and fridge freezer.

### **Bedroom One**

9' 2" x 11' 7" ( 2.79m x 3.53m )

Double glazed window to the rear and electric heater.

### **En-Suite**

Bath, WC, hand wash basin and towel radiator.

### **Bedroom Two**

12' 1" x 9' 2" ( 3.68m x 2.79m )

Double glazed window to the rear and electric heater.

### **Bathroom**

Bath, WC, hand wash basin and towel radiator.

### **Parking**

The Vendor has advised that allocated parking is available at a cost of £150 per year. Any prospective buyer is advised to clarify this information with their legal representative.







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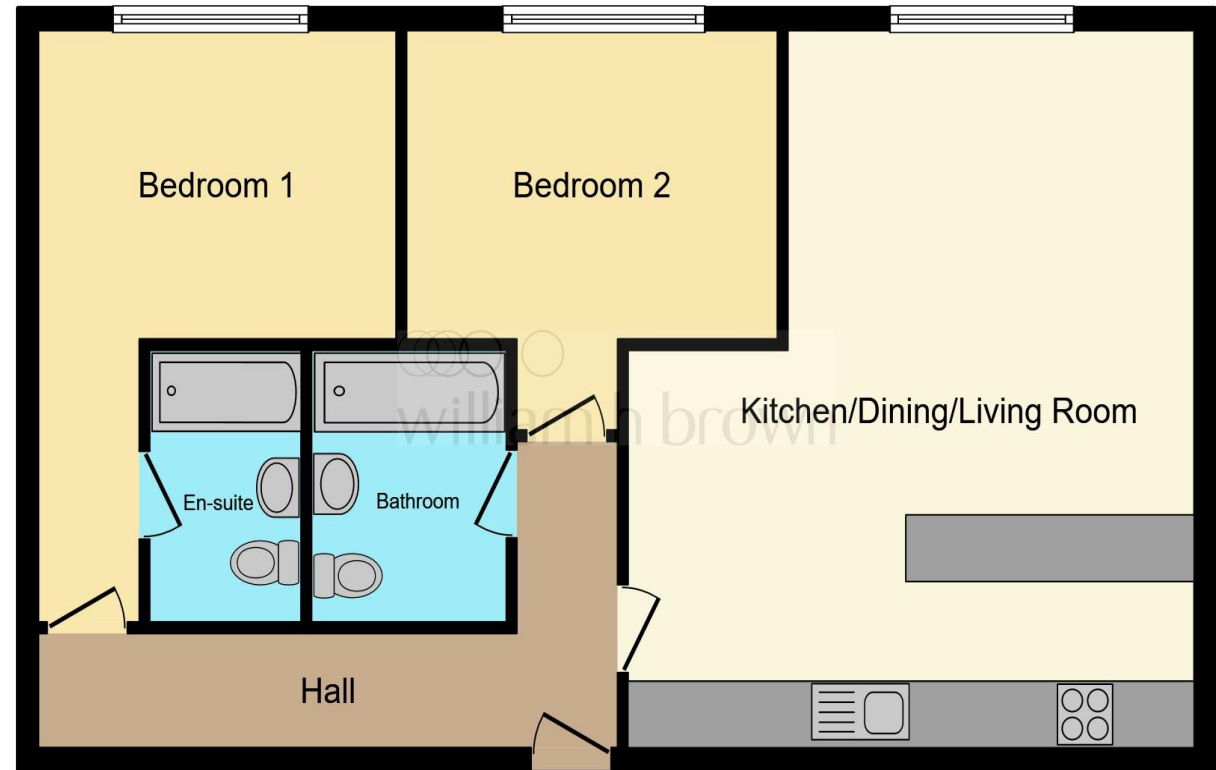
- Flat
- Two Bedrooms
- En-suite
- Allocated Parking (Charge Applicable)
- Viewing Advised

Tenure: Leasehold EPC Rating: D

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.

offers over

**£120,000**



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.

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Property Ref:  
LHS119495 - 0002

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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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