



Minster Court Lower Brown Street, Leicester LE1 5TH

welcome to

Minster Court Lower Brown Street, Leicester

William H Brown bring to the market via OPEN HOUSE ON SATURDAY, 17TH MAY BETWEEN 12.45PM & 1.45PM, THIS TWO BEDROOM APARTMENT.
FOR FURTHER INFORMATION, PLEASE CONTACT OUR SALES TEAM ON 0116 251 4131



Communal Entrance

With secure entrance door and stairs and lift to all floors.

Entrance Hall

With storage cupboard

Lounge / Kitchen

17' 10" x 15' 4" (5.44m x 4.67m)

Kitchen area has fitted wall and base units with work surfaces over, sink drainer unit, integrated oven, hob and fridge freezer. Three double glazed windows, spot lights and laminate flooring.

Bedroom One

12' 6" x 10' (3.81m x 3.05m)

Double glazed window to the side and electric storage heater.

Bedroom Two

9' 9" x 8' 9" (2.97m x 2.67m)

Double glazed window to the side and electric storage heater.

Bathroom

Bath, shower cubicle, WC, hand wash basin and towel rail.

Agents Note

The vendor has advised that the property has cladding in the roof. Any prospective buyer is advised to clarify this information with their legal representative.



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Minster Court Lower Brown Street, Leicester

- OPEN HOUSE ON SATURDAY, 17TH MAY BETWEEN 12.45PM & 1.45PM
- Two Bedroom Third Floor Apartment
- City Centre Location
- Open Plan Lounge/Kitchen
- No Onward Chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2358.28

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of £130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LHS119633 - 0005

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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