



Alexandra House Rutland Street, Leicester LE1 1SQ

welcome to

Alexandra House Rutland Street, Leicester

A modern first-floor apartment in Alexandra House, Rutland Street, featuring a spacious lounge, kitchen with integral appliances, two bedrooms, an en-suite in the master bedroom and a main bathroom. Conveniently located near local amenities.



Entrance Hall

With storage cupboard.

Open Plan Lounge/Kitchen

24' 2" x 13' (7.37m x 3.96m)

Fitted kitchen area comprising of wall and base units with work surfaces over, sink drainer unit, integrated oven, hob, dishwasher and fridge freezer.

Patio doors to the balcony and electric radiator.

Bedroom One

15' 2" x 8' 11" (4.62m x 2.72m)

Patio doors to the balcony, built in wardrobe and electric radiator.

En-Suite

Shower cubicle, WC, hand wash basin and electric radiator.

Bedroom Two

10' 10" x 7' (3.30m x 2.13m)

Patio doors to the balcony and electric radiator.

Bathroom

Bath with shower over, WC, hand wash basin and electric radiator.



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welcome to

Alexandra House Rutland Street, Leicester

- Two Bedrooms
- En-Suite
- Kitchen with Integral Appliances
- Spacious Lounge
- Convenient City Location

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 4078.98

Ground Rent: 200.00

£70,000



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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
LHS119993 - 0007

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.

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Please note the marker reflects the
postcode not the actual property



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