



Agin Court Charles Street, Leicester LE1 1LE

welcome to

Agin Court Charles Street, Leicester

Stylish penthouse apartment in a prime city centre location, perfect for first-time buyers or investors. Features two double bedrooms, open-plan living space with private terrace and modern bathroom. Lift access enhances convenience. A fantastic opportunity to embrace urban living.



Communal Entrance

With lift access to all floors.

Apartment Entrance Hall

With storage cupboard.

Open Plan Lounge/Kitchen

19' 8" x 16' 1" (5.99m x 4.90m)

Window to the front and patio doors leading to the terrace.

The kitchen area is fitted with wall and base units with work surfaces over, sink drainer unit, integrated oven, hob and dishwasher.

Bedroom One

20' 10" x 10' 5" (6.35m x 3.17m)

Two windows to the side.

Bedroom Two

13' 10" x 11' 6" (4.22m x 3.51m)

Window to the front.

Bathroom

Bath, WC, hand wash basin and towel rail.

Agents Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details



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Agin Court Charles Street, Leicester

- Penthouse Apartment
- Two Double Bedrooms
- Open-Plan Living Space
- Private Terrace with City Views
- Modern Bathroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

£125,000



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This is a Leasehold property with details as follows; Term of Lease 125 years from 11 Oct 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:

LHS119773 - 0002

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.



Please note the marker reflects the postcode not the actual property



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