



**Princess Road West, Leicester LE1 6TS**

***welcome to***

**Princess Road West, Leicester**

A spacious one bedroom apartment in Leicester city centre. The property features a lounge, a kitchen diner, large bedroom and a bathroom. Excellent transport links and local amenities nearby. Ideal first time or investment purchase.



**Entrance Hall**

With intercom.

**Lounge**

11' 4" x 12' 3" ( 3.45m x 3.73m )

Window to the front and storage heater.

**Kitchen / Diner**

16' 5" x 6' 6" ( 5.00m x 1.98m )

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated oven and hob. Two windows to the front

**Bedroom**

11' 5" x 9' 4" ( 3.48m x 2.84m )

Window to the front and storage heater.

**Bathroom**

Shower cubicle, WC and hand wash basin.



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## **Princess Road West, Leicester**

- Guide Price £100,000 - £110,000
- One Bedroom Apartment
- Modern Bathroom
- Ideal First Time/Investment Buy
- City Centre Location

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

guide price

**£100,000**



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
LHS120231 - 0003

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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