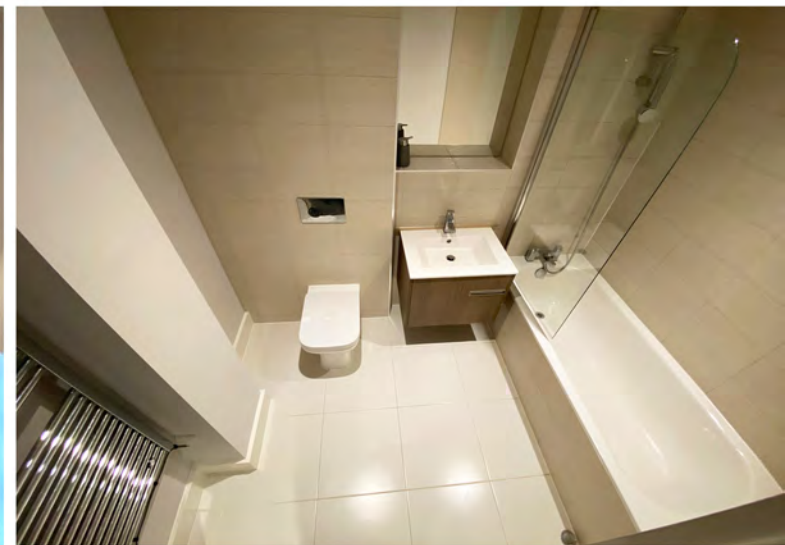


2 BEDROOM LUXURY APARTMENT FOR SALE

Aria Apartments, Chatham St, Leicester, LE1

**FANTASTIC
INVESTMENT
OPPORTUNITY**

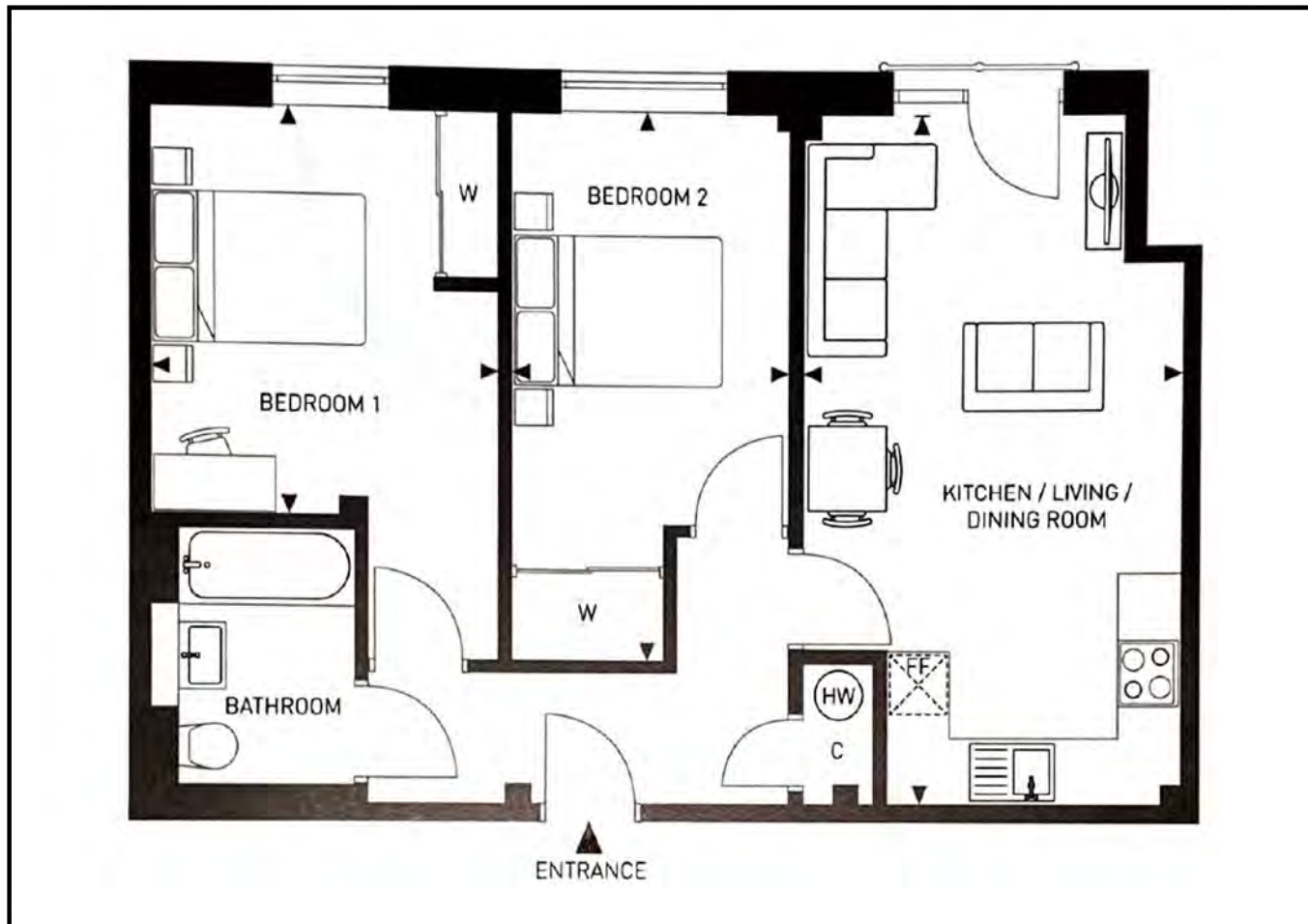




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t. 0208 004 6499 e. sales@rbgates.net



ROOM DIMENSIONS

Kitchen / Living / Dining Room
3.60m x 6.26m [11'10" x 20'6"]

Bedroom 1
3.24m x 3.67m [10'8" x 12'0"]

Bedroom 2
2.65m x 4.97m [8'8" x 16'4"]

TOTAL APARTMENT AREA:
60.1 sq m.
647 sq ft.

Please Note: **General:** While we endeavor to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **Disclaimer:** These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither RB Gates Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

Measurements:
These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully yourself before ordering carpets, built-in furniture or equipment / fixtures & fittings.

Flat 5 Aria Apartments
42, Chatham Street
LEICESTER
LE1 6AY

Energy rating

B

Valid until 9 October 2027

Certificate number
9556-3840-7504-9293-2445

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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TERMS & CONDITIONS

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 will be no delay in agreeing the sale.

2. General: While we endeavor to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as GENERAL GUIDANCE ONLY. You must verify the dimensions carefully before ordering carpets, built-in furniture, fixtures and fittings.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

5. Disclaimer: These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither RB Gates Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

6. Free Valuation: Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact RB Gates to arrange a mutually convenient appointment on 0208 004 6499.



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