



# flat 23 West Walk , Leicester, LE1 7NP Asking Price £135,000

This apartment boasts a generous reception area that offers stunning city views and leads to a private balcony, the ideal retreat for unwinding. The kitchen is well-equipped with ample storage, a cooker, and plumbing for a washing machine, ensuring you have all the essentials to begin your culinary adventures. The cozy double bedroom features built-in storage, while the bathroom is fitted with a bath, W/C, and hand basin. Situated in the sought-after New Walk district of Leicester, you'll find yourself just a short stroll from the city centre, with excellent public transport options, local shops, and amenities right at your doorstep. The area is known for its strong community spirit, making it a delightful place to settle down. This flat is chain-free and ready for immediate occupancy, with the added perk of being able to apply for a parking permit or rent a garage—an uncommon advantage for a city centre property. With a long lease and minimal ground rent, this is a fantastic chance to establish your ideal first home. Reach out to us today to schedule a viewing!

- Double Bedroom
- Fantastic location
- Ideal First time purchase or investment
- Close to city centre
- Must view
- No chain

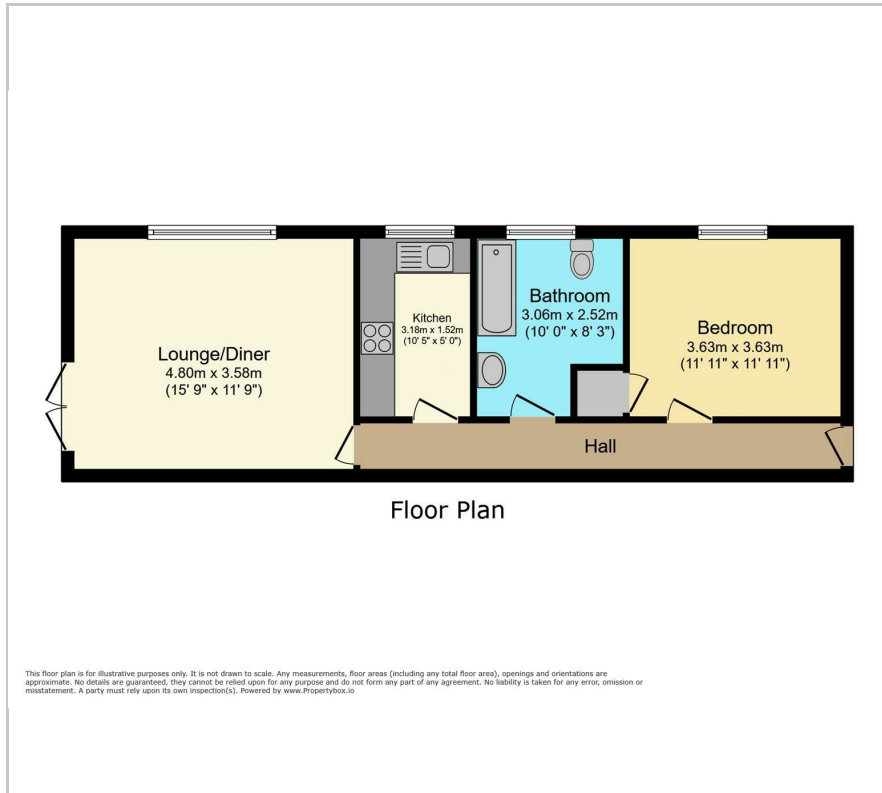


### Viewing

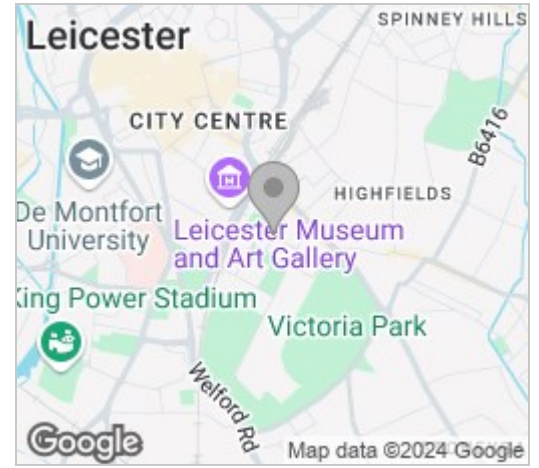
Please contact our Berkley Leicester Office on 0116 2544755 if you wish to arrange a viewing appointment for this property or require further information.

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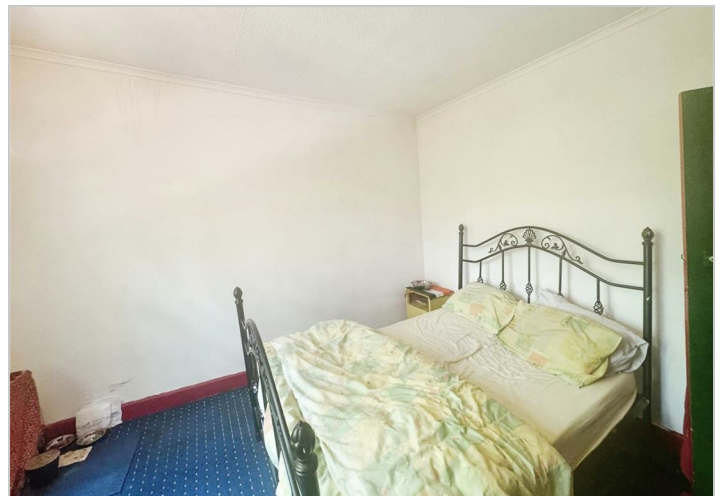
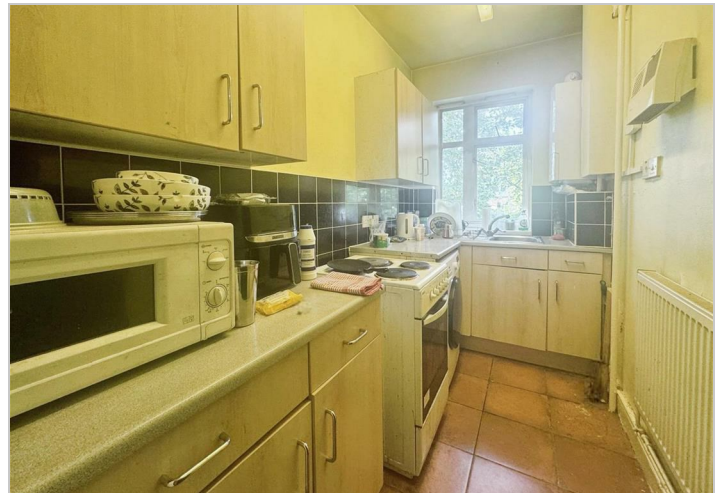
# Floor Plan



# Area Map



# Energy Efficiency Graph



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