

FOR SALE



55 HIGHCROSS  
STREET  
CITY CENTRE  
LEICESTER  
LE1 4PG

£120,000

#### FEATURES

- No chain
- Popular location
- Exclusive courtyard
- Well-maintained with long-term responsible tenant
- +7% Yield
- Luxury One Bedroom Apartment
- Heart of City Centre
- Beautiful balcony view
- Ample Storage
- Perfect for first time buyers / investors



 **SETHS**

# One Bedroom Flat located in City Centre, Leicester

## FRONT

Top floor balcony entrance, wooden door

## ENTRANCE HALL

Laminate flooring, intercom system

## LOUNGE / KITCHEN

20'11" x 12'5"

Wall and base units with worktops over, integrated 4 ring induction hob, dishwasher and fridge, sink with mixer tap, laminate flooring, partly tiled walls, x2 standing radiators, uPVC double glazed window and door leading to balcony

## BEDROOM

15'5" x 10'5"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window and door leading to balcony

## BATHROOM

WC, wash hand basin with mixer tap, bathtub with shower overhead, towel radiator, extractor fan, tiled flooring, partly tiled walls, uPVC double glazed window

## UTILITY ROOM

Laminate flooring, plumbing for washing machine

## ADDITIONAL INFO

118 years left on lease

Service Charge (EPA) £2,818.68

Ground Rent (EPA) £200.00

EPC rating: C

Council Tax Band: B (Leicester City Council)

Council Tax Rate: £1,783.06

Broadband availability: Full Fibre Broadband

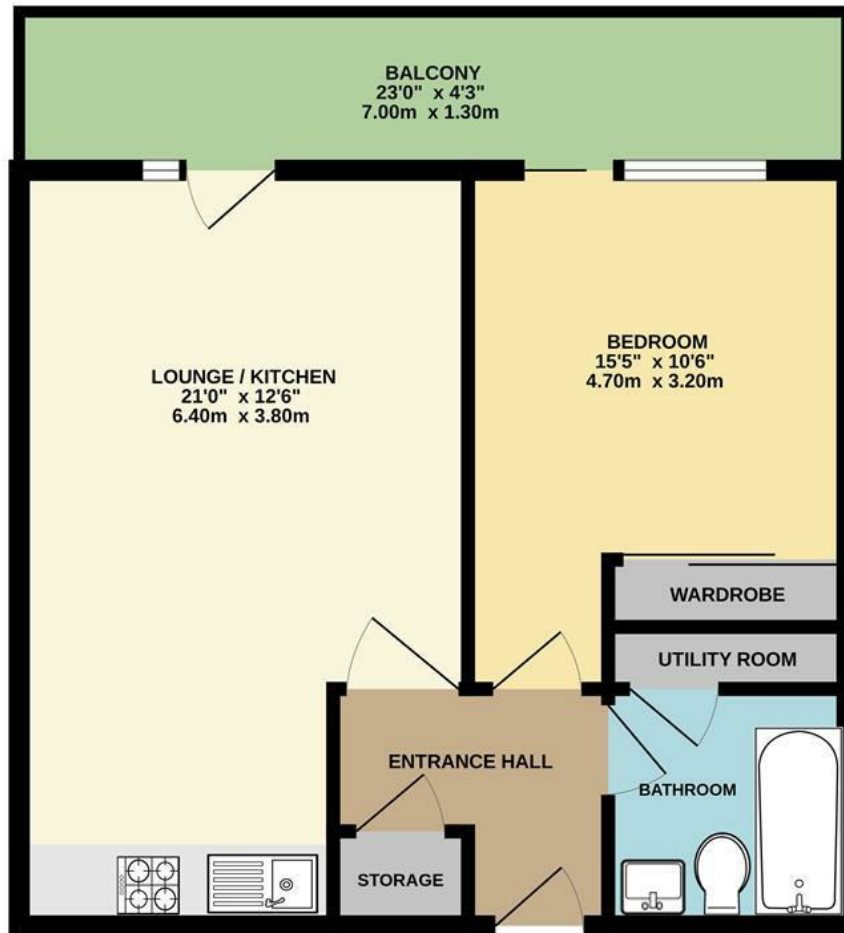
Please note these are approx. figures. Please be advised that whilst we make every effort to ensure these lease details are accurate, these must be verified by any potential purchaser's solicitors to confirm the same.





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## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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[www.seths.co.uk](http://www.seths.co.uk)

Council Tax Band

**B**

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

