



**Burgess House Sanvey Gate, Leicester LE1 4BR**

**welcome to**

## **Burgess House Sanvey Gate, Leicester**

Well-presented two-bedroom apartment in Burgess House, Leicester City Centre, offered with no chain. Featuring a Wren kitchen with integrated appliances, underfloor heating, smart heating system, ample storage and allocated parking

### **Communal Entrance**

Leads to the stairs & lifts

### **Entrance Hall**

Storage cupboard.

### **Lounge**

Hardwood flooring and access to the Juliet balcony.

### **Kitchen**

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated oven, induction hob, dishwasher, fridge and freezer.

### **Bedroom One**

Double glazed window and hardwood flooring.

### **Bedroom Two**

Double glazed window and hardwood flooring.

### **Shower Room**

Shower, WC and hand wash basin

### **Parking**

The apartment benefits from an allocated parking space.

### **Agents Note**

The term of the lease is 99 years from 01/01/2005, which means there are currently 78 years remaining. This may impact on mortgage lending requirements. Interested parties should make further enquiries.'





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welcome to

## Burgess House Sanvey Gate, Leicester

- Two Bedroom Apartment
- Wren Kitchen with Integrated Appliances
- Underfloor Heating & Smart Heating System
- Allocated Courtyard Parking Space
- No Upward Chain

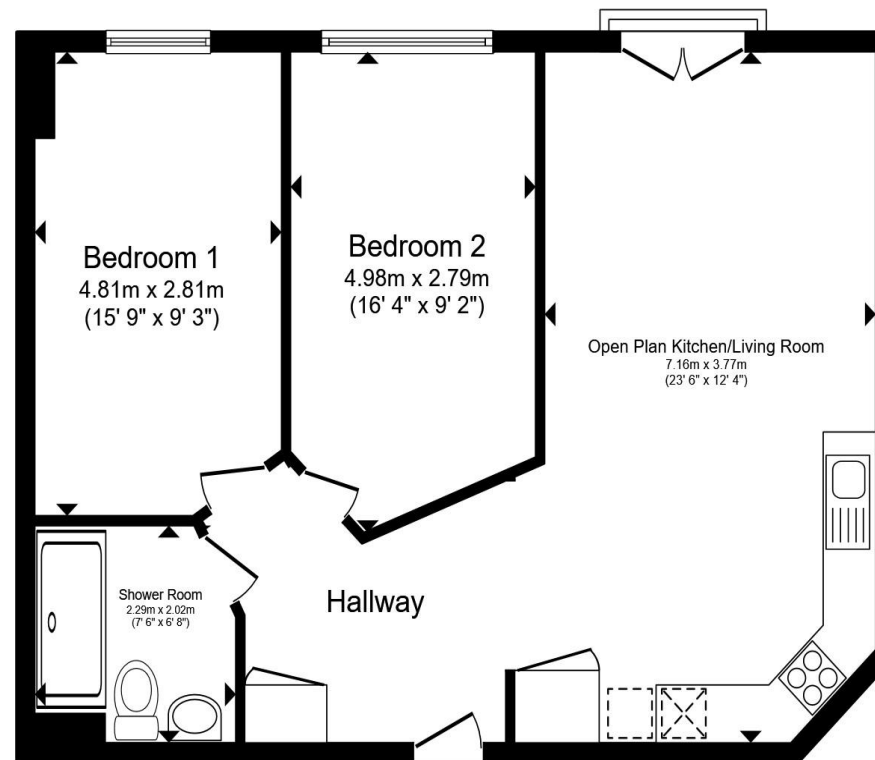
Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2750.76

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2005.  
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£130,000**



Total floor area 68.0 m<sup>2</sup> (732 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
LHS121000 - 0006

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