



Connells

Weir View Lodge Pingle Wharf Approach
Leicester



Property Description

****Modern Two-Bedroom Ground Floor Apartment with Allocated Parking****

A beautifully presented ground floor apartment situated in the sought after Waterside development, offering contemporary living with canal views. Ideal for first time buyers and investors, the property features a spacious open-plan living area, two bedrooms and a modern shower room. Additional benefits include an allocated parking space and secure fob entry system.

The property offers easy access to local amenities, transport links and the city's cultural attractions. Whether you're commuting for work or enjoying leisure activities, everything you need is within reach., providing access

Entrance Hall

A welcoming hallway with neutral decor and carpeted flooring providing access too all main rooms and offering a practical introduction to the apartment

Open Plan Kitchen/Living Room

13' 5" x 17' 6" (4.09m x 5.33m)

Spacious open-plan living area with large windows overlooking the canal, allowing plenty of natural light. Modern fitted kitchen with integrated appliances, work surfaces and storage units.

Bedroom One

10' 10" x 12' 4" (3.30m x 3.76m)

Double bedroom with large window providing canal views, neutral decor and carpeted flooring

Bedroom Two

13' 2" x 6' 6" (4.01m x 1.98m)

Bright and spacious, finished with neutral decor and carpeted flooring

Shower Room

Contemporary shower room, comprising a walk in shower, low level WC and wash and basin

Outside

The property benefits from allocated parking and secure entry. Situated in the waterside area, residents enjoy canal-side views and a peaceful, convenient location









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.focalagent.com

To view this property please contact Connells on

T 0116 262 0022
E leicester@connells.co.uk

22-24 Halford Street
 LEICESTER LE1 1JB

EPC Rating:
 Awaited

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LTR325744

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.



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. 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LTR325744 - 0002