



The Quad Highcross Street,Leicester LE1 4PG

welcome to

The Quad Highcross Street, Leicester

A stylish one-bedroom apartment in The Quad, Leicester City Centre, offering open-plan living, dining and kitchen accommodation, a bedroom with balcony access and modern bathroom. Secure entry, lift access, no upward chain and move-in ready.

Entrance Hall

With storage cupboard.

Lounge/Kitchen/Diner

Patio door leading to the balcony and hardwood flooring. Fitted kitchen area comprising of wall and base units with work surfaces over, sink drainer unit, integrated oven, hob, extractor fan, dishwasher and fridge freezer.

Double Bedroom

Door leading to the balcony and fitted wardrobes.

Bathroom

Bath with shower over, WC and vanity hand wash basin. There is a utility room/storage area in the bathroom with space for a washer/dryer.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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The Quad Highcross Street, Leicester

- One-Bedroom Apartment
- Private Balcony Access from Bedroom
- Secure Fob & Intercom Entry with Lift Access
- City Centre Location
- No Upward Chain

Tenure: Leasehold EPC Rating: C

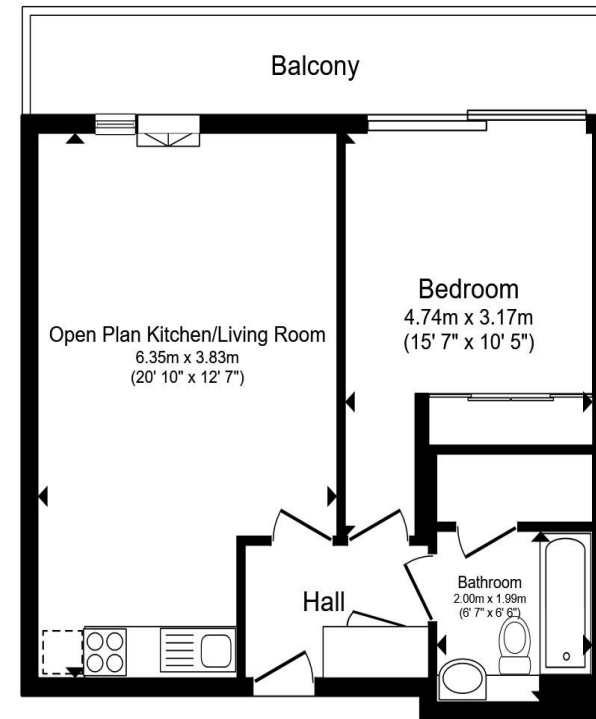
Council Tax Band: B Service Charge: 4398.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£120,000



Third Floor

Total floor area 45.6 m² (491 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



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Property Ref:
LHS121229 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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