



Connells

The Exchange Lee Street
LEICESTER



Property Description

Modern 1 Bedroom City Centre Apartment

Situated in the heart of Leicester city centre, this one bedroom apartment with open plan living space would make an ideal first time buy or investment opportunity. The apartment block has a concierge service, gymnasium and secure car parking available at an extra charge.

Entrance Hall

With intercom system.

Lounge/Kitchen

Living area with secondary glazed window and electric heater.

Kitchen area fitted with a range of wall and base units, stainless steel sink and drainer, work surfaces, electric oven and hob with extractor over, fitted washing machine, fridge and freezer.

Shower Room

Shower cubicle, wash hand basin, w.c., extractor fan, mirror and chrome heated towel rail.

Mezzanine Level:

Bedroom One

Overlooking the lounge, with built- double wardrobe.

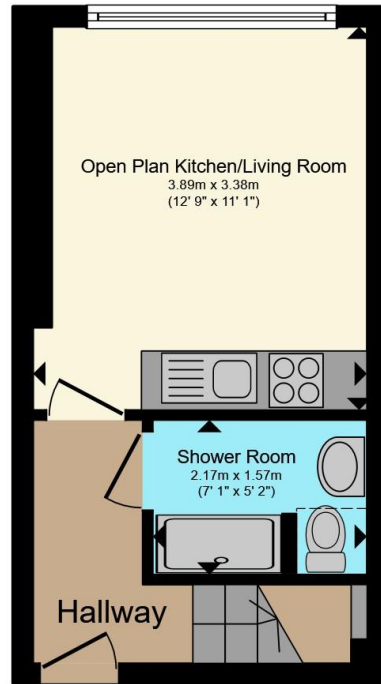
Shower Room

The shower room offers a contemporary finish designed for easy maintenance and everyday comfort, glass-fronted shower enclosure forms the centrepiece of the space, fitted with a shower unit, low level WC, wash hand basin and heated towel rail

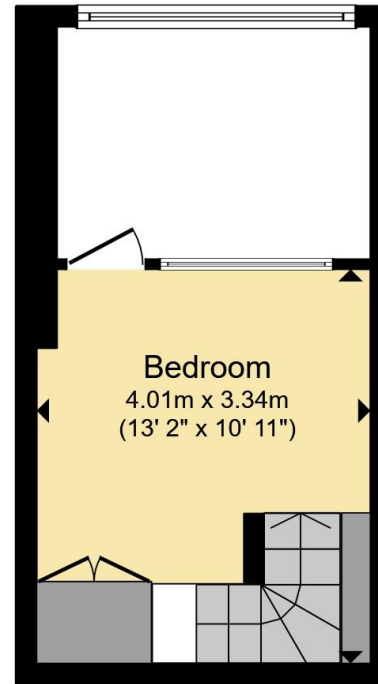








Ground Floor



Mezzanine

Total floor area 35.7 m² (384 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



To view this property please contact Connells on

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22-24 Halford Street
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EPC Rating: B Council Tax Band: B

Service Charge: 1789.12

Ground Rent: 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LTR322346

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.

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