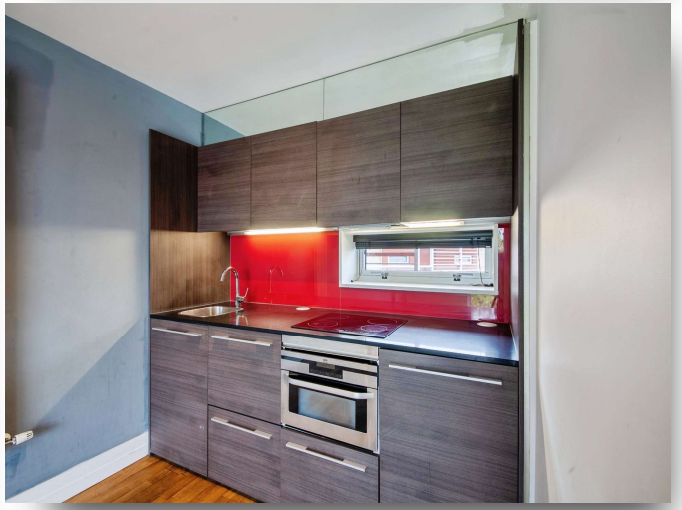


The Circus Highcross Lane,Leicester LE1 4SN

william
h brown

welcome to

The Circus Highcross Lane, Leicester

A well-presented one-bedroom apartment in the popular Circus Building on Highcross Lane, Leicester city centre. Featuring a double bedroom, open-plan living/kitchen area, bathroom, private balcony with city views, and lift access.

Entrance Hall
Access to all rooms.

Open Plan Lounge/Kitchen
Double glazed window to the rear, hardwood flooring and access to the balcony.

Fitted kitchen area comprising of wall and base units with work surfaces over, sink drainer unit, integrated oven, hob, fridge freezer and dishwasher. With radiator, laminate flooring, sink with drainer, electric oven, fridge, TV point, electric hob and dishwasher. Double glazed window to the rear

Double Bedroom
Fitted wardrobes and access to the balcony.

Bathroom
Bath with shower over, WC and hand wash basin.

Agents 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.

welcome to

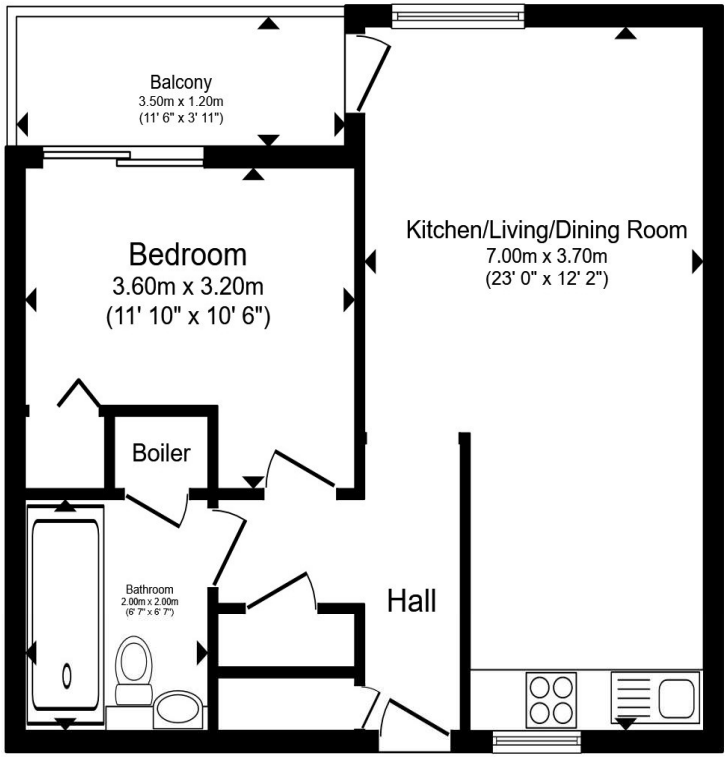
The Circus Highcross Lane, Leicester

- One Bedroom Apartment
- City Centre Location
- Private Balcony with City Views
- Open-Plan Living Accommodation
- Lift Access to All Floors

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: 4353.76
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

£100,000



Total floor area 46.6 m² (502 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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view this property online williamhbrown.co.uk/Property/LHS121198

The Property Ombudsman

Property Ref:
LHS121198 - 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.

william h brown

0116 251 4131

Leicester@williamhbrown.co.uk

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.