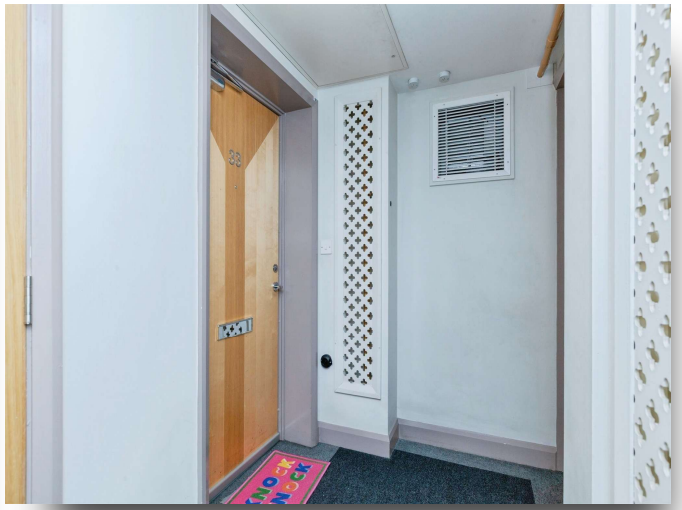






Sanvey Mill Junior Street,Leicester LE1 4QB

william h brown

welcome to

Sanvey Mill Junior Street, Leicester

A stylish apartment, featuring underfloor heating. The property offers a spacious entrance hall with ample storage, a modern fitted kitchen, generous lounge with balcony, two double bedrooms, and a bathroom. Further benefits include secure underground parking and a high level of building security.

Communal Entrance
With key pad and lift service.

Entrance Hall
With a generous amount of storage space

Lounge
Windows to the side, double doors leading onto the balcony, storage cupboard, oak-effect laminate flooring and under floor heating.

Kitchen
Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, laminate flooring, integrated oven, hob, extractor hood, washer-dryer, fridge-freezer, and dishwasher.

Bedroom One
Window to the side.

Bedroom Two
Window to the side.

Bathroom
Bath with a mains-operated shower over, WC, glass hand wash basin with stand tiled flooring and half tiled walls.

Parking
The apartment benefits from secured under ground parking









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welcome to

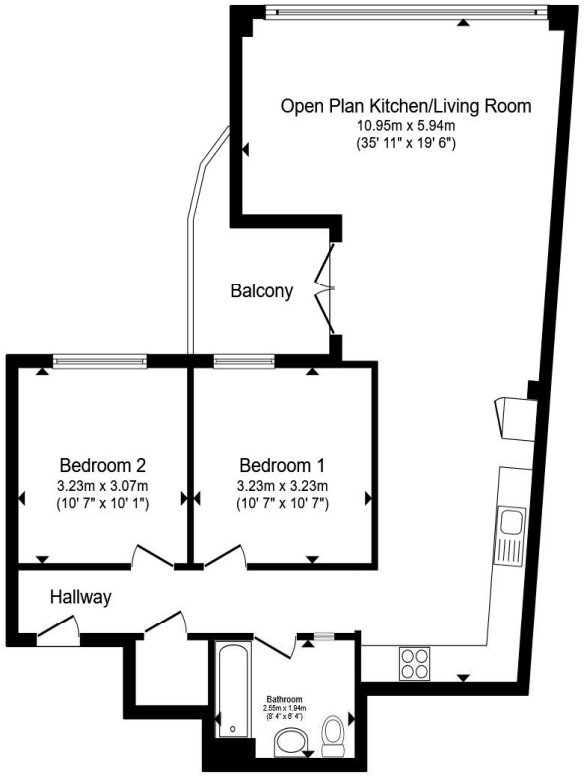
Sanvey Mill Junior Street, Leicester

- Fourth-floor apartment
- Underfloor heating throughout
- Two double bedrooms
- Private balcony
- Secure underground parking space

Tenure: Leasehold EPC Rating: B
Council Tax Band: C Service Charge: 2772.00
Ground Rent: Ask Agent
This is a Leasehold property with details as follows; Term of Lease 999 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.

offers in the region of

£130,000



Total floor area 77.8 m² (837 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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The Property Ombudsman

Property Ref:
LHS113909 - 0007

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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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.