



## The Annexe, Junior Street

£155,000 Leasehold

Top-floor, penthouse-style two-bedroom apartment in Leicester city centre, featuring a spacious open-plan living space, allocated parking and a private rooftop garden with far-reaching views.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C



0116 274 5544





### **Entrance Hall**

Features laminate flooring and a storage cupboard.

### **Open Plan Lounge Dining Kitchen:**

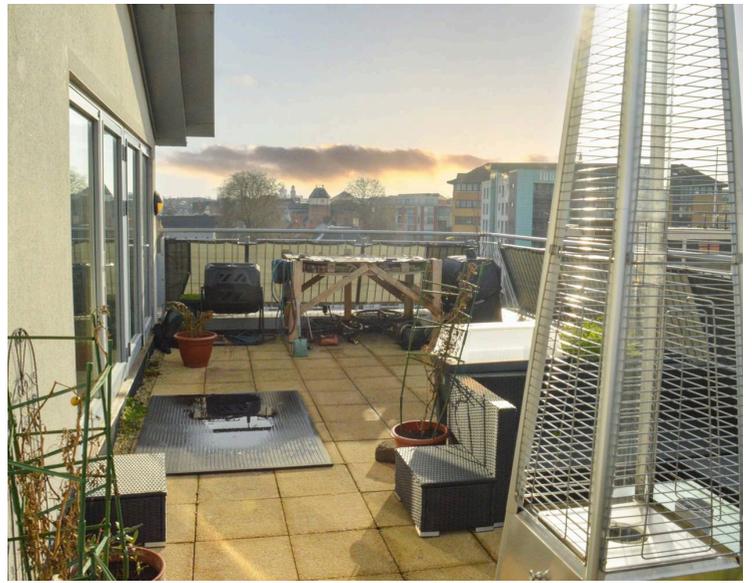
29' 9" x 10' 7" (9.06m x 3.22m)

Kitchen Area: With a stainless steel sink and drainer unit, a range of wall and base units with work surfaces, a built-in oven and electric hob, a stainless steel chimney hood, a built-in fridge freezer, a built-in washing machine and tiled flooring. Living Area: With laminate flooring, inset ceiling spotlights, TV point and two sets of double-glazed doors leading to the rooftop garden.

### **Bedroom One**

14' 10" x 9' 10" (4.53m x 2.99m)

With a double-glazed window to the side elevation and a recessed area providing a hanging rail and space for drawers.



### **Bedroom Two**

13' 1" x 11' 7" (3.99m x 3.54m)

With a double-glazed door to the side elevation.

### **Bathroom**

7' 9" x 7' 0" (2.37m x 2.14m)

With a bath with shower over, a low-level WC, a wash hand basin, tiled flooring, and a heated chrome towel rail.

### **Roof Terrace**

A tiled and paved rooftop garden featuring outside lighting. The roof terrace offers views to the side and rear, including Bradgate Park.

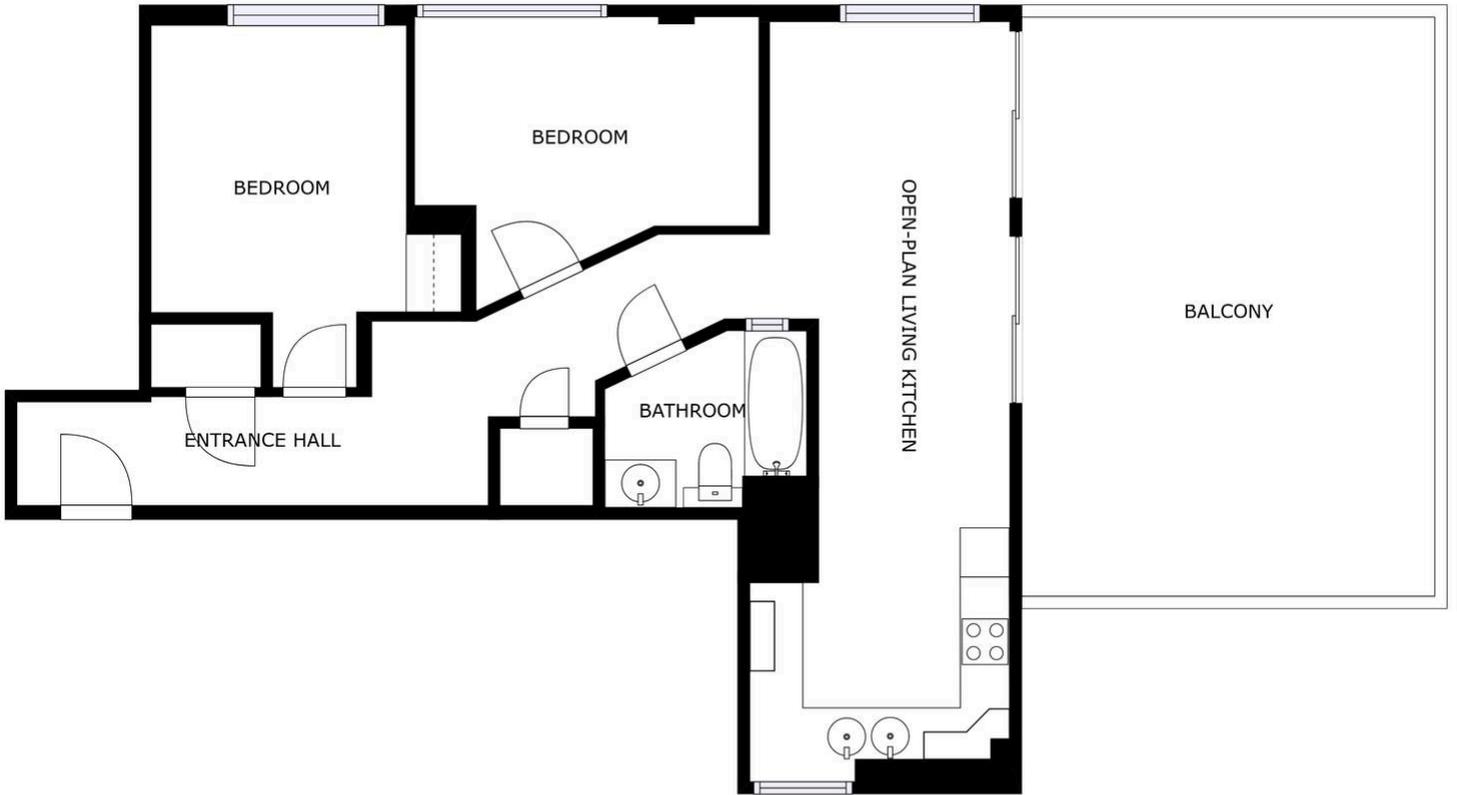
### **Allocated Parking**

1 Vehicle.

### **Lease Information:**

Lease Expiry - 979 Years Remaining

Service Charge - 209.45 per month



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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