



Connells

The River Buildings 30-32 Western Road
Leicester

The River Buildings 30-32 Western Road Leicester LE3 0GR

for sale
£120,000



Property Description

****NO CHAIN - FURNITURE INCLUDED****

Located in the heart of Westcotes, one of Leicester's most vibrant and cosmopolitan areas, this modern property is ideal for professionals, first-time buyers, or investors seeking a stylish home in a prime city location.

Situated along Western Road, the property benefits from its proximity to Narborough Road, which offers a diverse array of shops, cafes, restaurants, and bars. The bustling city centre and Highcross Shopping Centre are just a short walk away, providing an extensive range of retail and leisure options.

The location boasts excellent transport links. The A47 and A5460 are nearby, offering easy access to the M1 and M69 motorways. Leicester railway station is within easy reach, providing regular services to London, Birmingham, and Nottingham, making this an ideal base for commuters.

Open Plan Kitchen/Living Room

9' 9" x 21' (2.97m x 6.40m)

Having door to an open plan kitchen/living room being neutrally decorated and having laminated flooring, high ceiling, window to the side, range of wall and base units, stainless steel sink unit, oven, hob and extractor fan.

Bedroom

10' 4" x 12' 1" (3.15m x 3.68m)

Having laminated flooring, radiator, fitted wardrobe and window to the side.

Bathroom

5' 5" x 6' 7" (1.65m x 2.01m)

Having tiled flooring, three piece white suite including, bath with shower over, wash hand basin and WC.









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.focalagent.com

To view this property please contact Connells on

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22-24 Halford Street
 LEICESTER LE1 1JB

EPC Rating: C Council Tax
 Band: B

Service Charge: 900.00 Ground Rent:
 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LTR324155

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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