



3 Bedroom 1 Bathroom 1 Reception  
26 Polaris Close, Leicester, LE2 0UQ





**NO UPWARDS CHAIN  
3 BEDROOM MAISONETTE  
SOUGHT AFTER LOCATION  
IDEAL FOR FIRST TIME BUYERS AND INVESTORS  
LOCATED ON THE TOP FLOOR  
HEATING AND HOT WATER INCLUDED IN SERVICE  
CHARGE**

**\*\*\*HEATING AND HOT WATER INCLUDED IN SERVICE CHARGE\*\*\***

SellMyHome are delighted to present to market this well-presented three-bedroom maisonette, located in the popular area of Leicester.

The property is in good condition and ready for immediate purchase, making it an excellent choice for both first-time buyers and investors.

The accommodation comprises three spacious bedrooms, a bright and airy living room ideal for relaxation and entertaining, a fully fitted kitchen with ample storage, a family bathroom suite, and an additional W/C for convenience.

Situated in a desirable residential location, the property benefits from close proximity to local amenities, shopping facilities, and reputable schools. Excellent transport links provide easy access into Leicester city centre and surrounding areas, while on-street parking is available for residents.

This is a fantastic opportunity to secure a spacious maisonette in a sought-after Leicester location – early viewing is highly recommended.

Tenure: Leasehold  
Lease Term Remaining: 103 Years  
Service Charge: £3,181.86 per annum  
Ground Rent: £10 per annum

All details above are approximate and should be checked via your solicitors.



**Asking Price £180,000**



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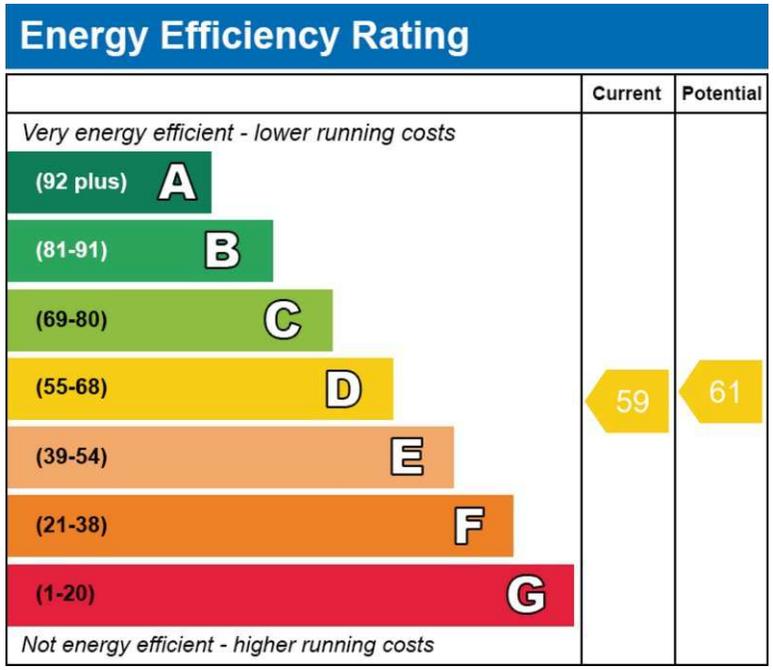
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**Awaiting  
Floorplan**

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	61
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		