



**Princess Road East, Leicester LE1 7DQ**

**welcome to**

**Princess Road East, Leicester**

A one bedroom upper floor apartment in the sought after area New walk. The apartment comprises of an entrance hall a lounge, kitchen, utility room, bedroom and a bathroom



### **Entrance Hall**

With intercom system, loft hatch and electric heater.

### **Lounge**

15' 11" x 14' 3" ( 4.85m x 4.34m )

Two windows, electric fire and electric radiator.

### **Kitchen**

18' 6" x 7' 4" ( 5.64m x 2.24m )

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated electric oven, hob, extractor fan and microwave.

Window

### **Utility Room**

With fitted wall and base units.

### **Bedroom**

13' 5" x 12' 1" ( 4.09m x 3.68m )

Window, fitted wardrobe and electric heater



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welcome to

## Princess Road East, Leicester

- Upper Floor Apartment
- One Bedroom
- Fitted kitchen
- City Centre
- Must View

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 2107.82

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£115,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LHS119899 - 0005

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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.



william h brown



0116 251 4131



Leicester@williambrown.co.uk



16-18 Halford Street, LEICESTER, Leicestershire,  
LE1 1JB



[williambrown.co.uk](https://www.williambrown.co.uk)