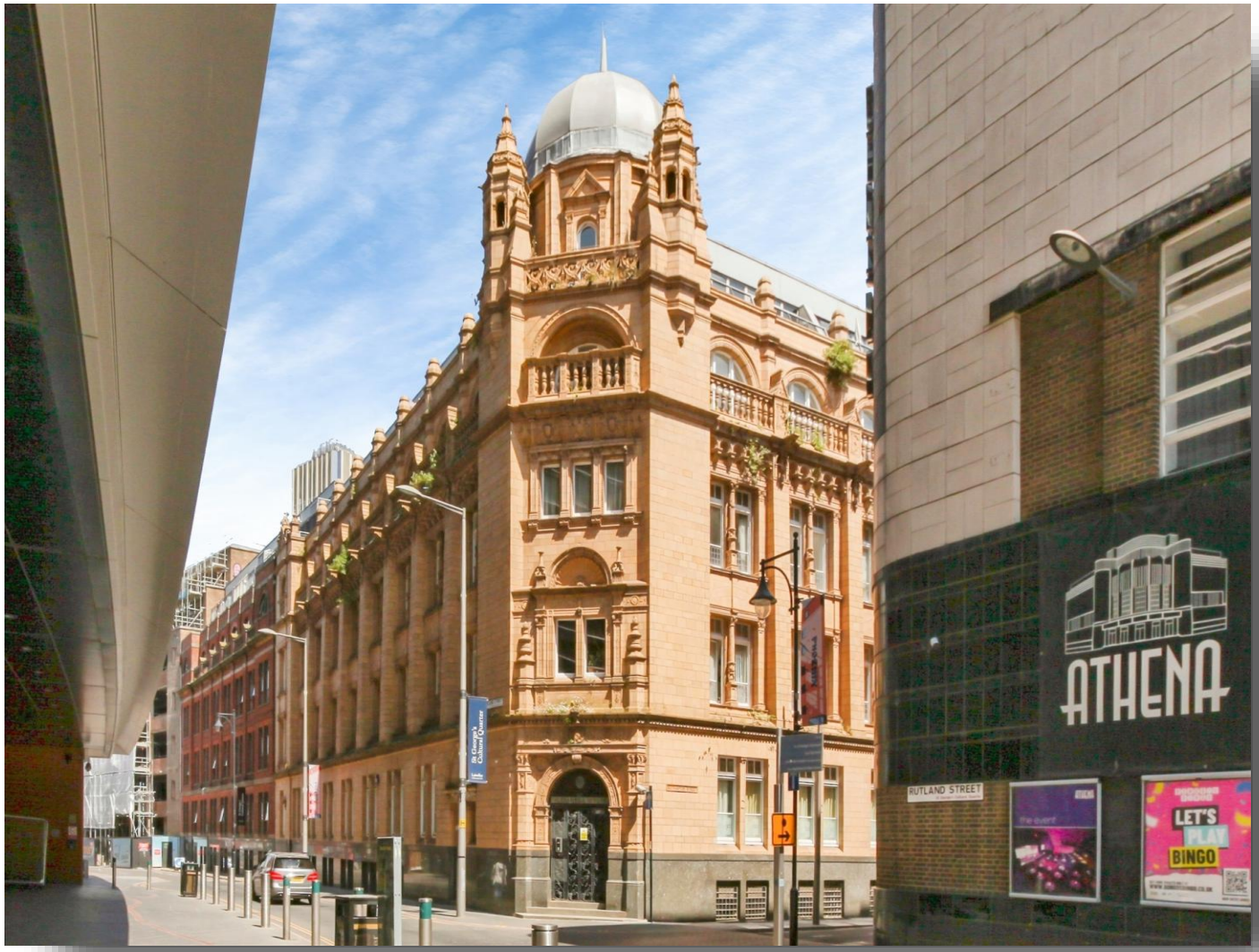






Alexandra House Rutland Street,Leicester LE1 1SS

william h brown

welcome to

Alexandra House Rutland Street, Leicester

Refurbished two-bedroom apartment with open-plan living/kitchen area, balcony, en-suite, new flooring and allocated parking. Ideally located within walking distance of the railway station, universities, hospitals, and local amenities, making it an excellent choice for first-time buyers and investors

Entrance Hall
Wooden flooring and radiator.

Open Plan Lounge/Kitchen/Diner
Fitted kitchen area comprising of wall and base unit with work surfaces over, sink drainer unit, wooden flooring, integrated oven, hob, dishwasher, washing machine and fridge freezer. Window to the front and patio door leading to the balcony.



Bedroom One
Patio door leading to the balcony, storage cupboard and radiator.

En-Suite
Shower cubicle, WC, hand wash basin and radiator.

Bedroom Two
Window to the front and radiator.

Bathroom
Bath. WC, hand wash basin and radiator.



Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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welcome to

Alexandra House Rutland Street, Leicester

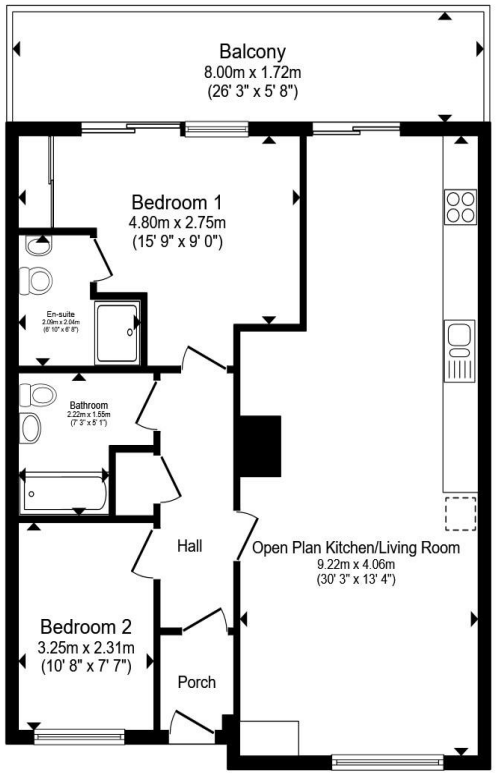
- Refurbished Throughout
- Two Double Bedrooms
- En-Suite to Principal Bedroom
- Private Balcony
- Allocated Parking Space

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 5296.64
Ground Rent: 312.50

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 Leasehold packs.

offers in the region of

£115,000



Total floor area 73.8 m² (794 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:
LHS121220 - 0002

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.

william h brown

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williamhbrown.co.uk

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.