

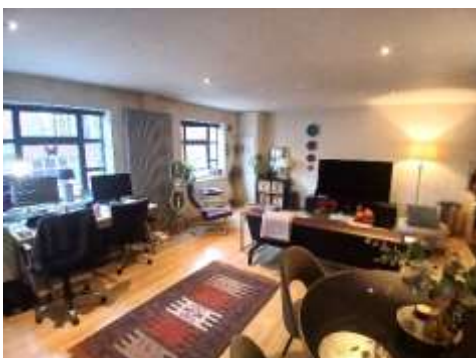
## FOR SALE

### The Needleworks Albion Street, Leicester City Centre LE1 6GF



## OFFERS IN EXCESS OF: £110,000

- A Modern & Stylish Second Floor Apartment of Approx. 700 sqft (65 sqm)
- Conveniently Located Within Leicester City Centre
- Within Walking Distance To Leicester Railway Station, New Walk & More
- Entrance Hall, Open Plan Living Kitchen, Bedroom, Bathroom & Balcony
- Secure Intercom Entry System, Lift & Stairs
- Secure Basement Car Parking
- Ideal For Investors/First Time Buyers



## Location

This property is located on Albion Street, which is conveniently situated within Leicester City Centre, just off Belvoir Street and near to Granby Street. Nearby amenities include Highcross Shopping Centre, Leicester Railway Station, St Margaret's Bus Station, and Haymarket Bus Station, Tesco Express, restaurants, and convenience stores are all within easy walking distance of Albion Street. The city centre is serviced by bus links to and from all areas of Leicester.

## Description

A stylish and well-presented second floor apartment of approximately 700 sqft (65 sqm) situated in a modern, purpose-built development in Leicester City Centre. The apartment briefly comprises; communal entrance hall with a secure entry system, lift and staircase, private entrance hall to the apartment with intercom entry system and storage cupboard, open plan lounge which boasts ample natural light, kitchen with integrated appliances, bedroom, bathroom and balcony. The apartment comes complete with one secure basement car parking space.

## Accommodation

All measurements are approximate:

### Entrance Hall - 14' 8" x 6' 1" (4.47m x 1.85m)

Intercom entry system, storage cupboard, spotlights.

### Living Kitchen - 16' 2" x 21' 0" (4.92m x 6.40m)

Double glazed window to side, open plan lounge with laminate flooring, bespoke vertical radiator, tv point, spotlights. Kitchen with wall mounted units, base units and drawers, stainless steel sink with hot and cold mixer tap, electric oven, four burner gas hob with extractor fan over, tile splashback surrounds, dishwasher, washing machine, fridge/freezer, spotlights.

### Bedroom - 12' 2" x 11' 3" (3.71m x 3.43m)

Double glazed window to side, fitted wardrobes, radiator, power points, pendant light fitting.

### Bathroom - 7' 1" x 6' 8" (2.16m x 2.03m)

Panelled bath with shower over, wash hand basin with mixer tap, low level WC, wall mounted mirror unit, tile splashback surrounds, pendant light fitting.

## Outside

Secure basement car parking.

## Tenure

Leasehold.

We have been advised that there is a 125-year lease from 01.01.1999 with 99 years remaining.

Service charge: £970.00 per annum

Ground rent: £300.00 per annum

Building insurance: £430.00 per annum

## EPC

Band B.

## Council Tax

The property falls within Band C.

## Services

The services, fittings and appliances (if any) have not been tested by the agents.

## Local Authority

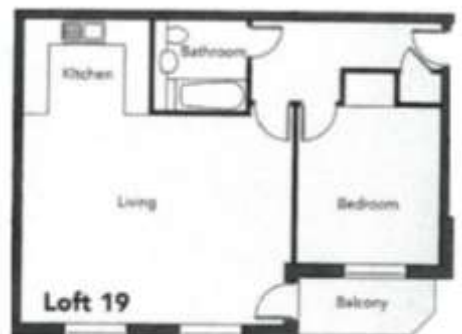
Leicester City Council.

## Kal Sangra, Shonki Brothers Ltd

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REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB

REGISTERED NUMBER: 5393795

VAT NUMBER: 856 0294 16

