



**Connells**

Albion House Albion Street  
LEICESTER



## Property Description

Situated within the prestigious Albion House development, this flat offers contemporary city-centre living in one of Leicester's most sought-after residential locations.

The apartment opens into a bright and welcoming hallway leading to a spacious open-plan living, dining, and kitchen area. The kitchen area is fitted with contemporary units and integrated appliances, the bedroom is generously sized, with room for a double bed and storage, the shower room comprises of a built in shower cubicle, wash hand basin and low level WC.

Albion House is perfectly positioned in the heart of Leicester's vibrant city centre, offering immediate access to Highcross Shopping Centre, Leicester train station, De Montfort University & University of Leicester, restaurants, cafés, gyms, and nightlife and has major bus routes and transport links, making this property ideal for professionals, students, and investors seeking strong rental demand.

## Entrance Hall

Having doors leading to all rooms

## Open Plan Kitchen/Living Room

The apartment features a bright and contemporary open-plan kitchen and living area, designed to maximise space and natural light and large windows create an airy,

modern feel,

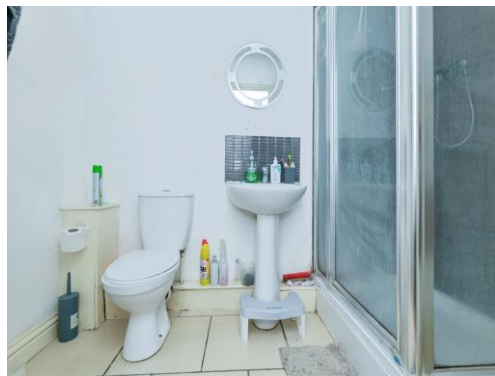
The kitchen area is fitted with wall and base units, integrated oven, hob and extractor fan, part tiled walls and space for further appliances

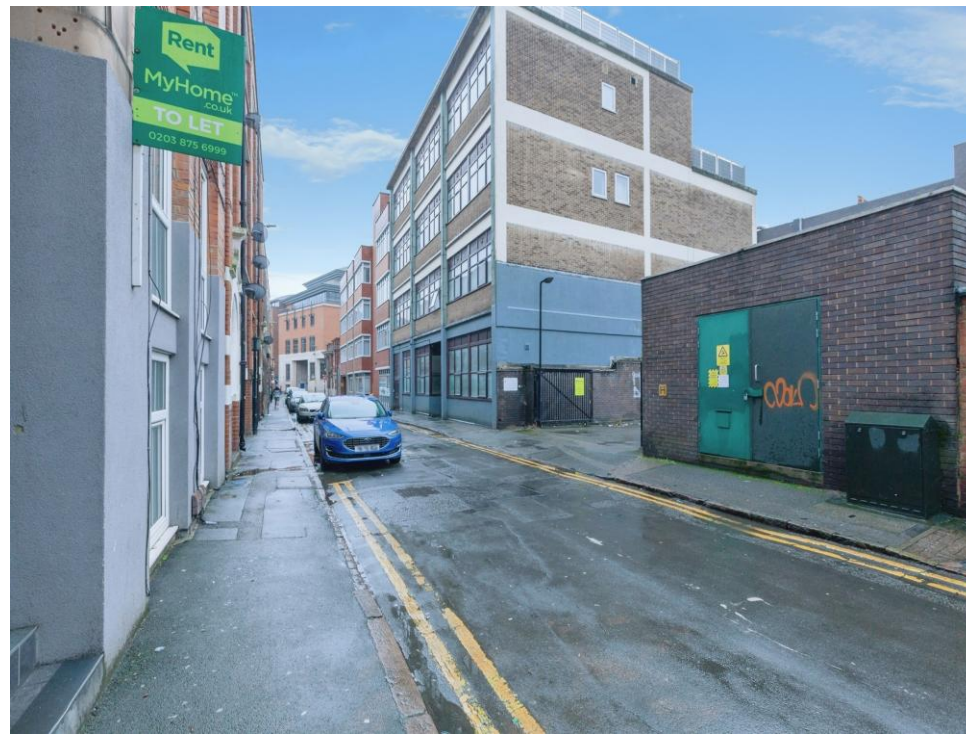
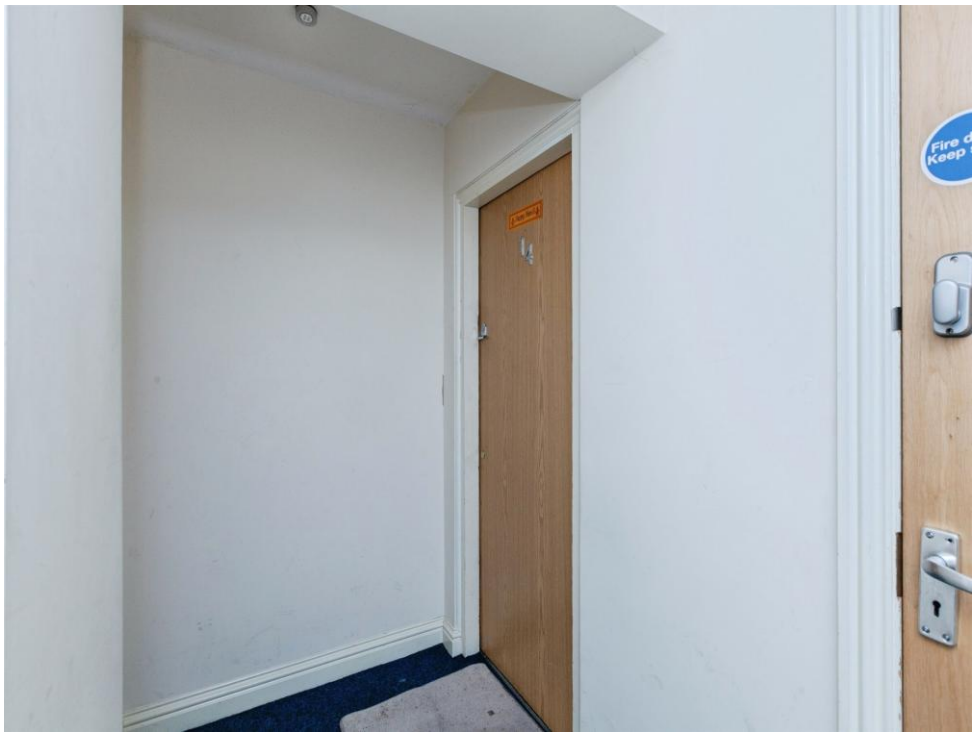
## Bedroom

A large, comfortable double room, a large window brings in generous natural light, enhancing the bright and airy feel of the space. There is ample space for a double bed, wardrobe, and additional storage

## Shower Room

Fitted with a shower cubicle, wash hand basin with splashbacks and low level WC









**Floor Plan**

Total floor area 38.8 m<sup>2</sup> (417 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](http://www.propertybox.io)



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22-24 Halford Street  
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EPC Rating: E Council Tax Band: A

Service Charge: 1579.00

Ground Rent: 100.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LTR325612](http://connells.co.uk/Property/LTR325612)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 09 Nov 2007. 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.

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