

FOR SALE

Grand Union Embankment Leicester LE3 5FQ



ASKING PRICE: £200,000

- A Modern & Well Presented Second Floor Flat
- Located Within Walking Distance of Leicester City Centre
- Approximately 570 sqft (53 sqm)
- Ideal For Investors/FTB
- ERV: £15,000 PAX (£1,250 PCM)
- Open Plan Living Kitchen With Integrated Appliances, Lounge & Dining Area
- Two Bedrooms & Shower Room
- Large Wrap Around Balcony Overlooking The Grand Union Canal
- Allocated Parking For One Vehicle



Location

This property is located just minutes away from Leicester City Centre, within the newly built Waterside development, just off Northgate Street. Nearby amenities include local schooling, shops, restaurants and much more.

Description

A beautifully presented and spacious, second floor flat of approximately 570 sqft (53 sqm). The flat briefly comprises; secure fob entry system, entrance hall, large open plan living kitchen with a fitted kitchen and integrated appliances, lounge, dining area and access to a large wrap around balcony which benefits from beautiful riverside views and a seating area, 2 bedrooms and a modern shower room. Externally, allocated parking for one vehicle.

The property has an estimated rental value of £15,000 pax (£1,250 pcm) and is suitable for investors and first-time buyers.

Accommodation

All measurements are approximate:

Entrance Hall

Living Kitchen – 16' 4" x 14' 4" (4.97m x 4.37m)

Dual aspect double glazed full length windows, double glazed patio door leading out onto the balcony which benefits from riverside views and a seating area, fitted kitchen with a range of wall and base units with integrated appliances such as fridge freezer, dishwasher, oven, four burner induction hob with extractor fan over, boiler, radiator, power points, spotlights.

Bedroom One – 12' 11" x 10' 11" (3.93m x 3.32m)

Double glazed window and door to side with Juliette balcony, radiator, power points, pendant light fitting.

Bedroom Two – 12' 8" x 7' 6" (3.86m x 2.28m)

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

Shower Room – 8' 3" x 6' 6" (2.51m x 1.98m)

Double glazed window to side, shower cubicle, pedestal wash hand basin, low level WC, wall mounted mirror unit, tile splashback surrounds, radiator, spotlights.

Outside

Allocated parking for one vehicle.

Airing Cupboard

Tenure

Leasehold.

We have been advised that there is a 995-year lease remaining, a service charge of £1,050 per annum and ground rent of £200 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

85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

Email: info@shonkibrothers.com





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate. The vendor and agent is liable for any error, omission or mis-statement. This plan is for illustrative purposes only and should be viewed as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metrolinx ©2025

Important Information: All statements contained in these particulars are provided in good faith and are believed to be correct but their accuracy is not guaranteed. These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Shonki Brothers Ltd or its employees or agents.

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Neither Shonki Brothers Ltd nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars.

The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

Health & Safety: You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB
REGISTERED NUMBER: 5393795
VAT NUMBER: 856 0294 16

