

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge Diner  
13'02 x 14'01 (4.01m x 4.29m)

Kitchen  
7'05 x 8' (2.26m x 2.44m)

Bedroom One  
12'07 x 9'09 (3.84m x 2.97m)

Bedroom Two  
8'10 x 10' (2.69m x 3.05m)

Bathroom  
5'07 x 7'03 (1.70m x 2.21m)

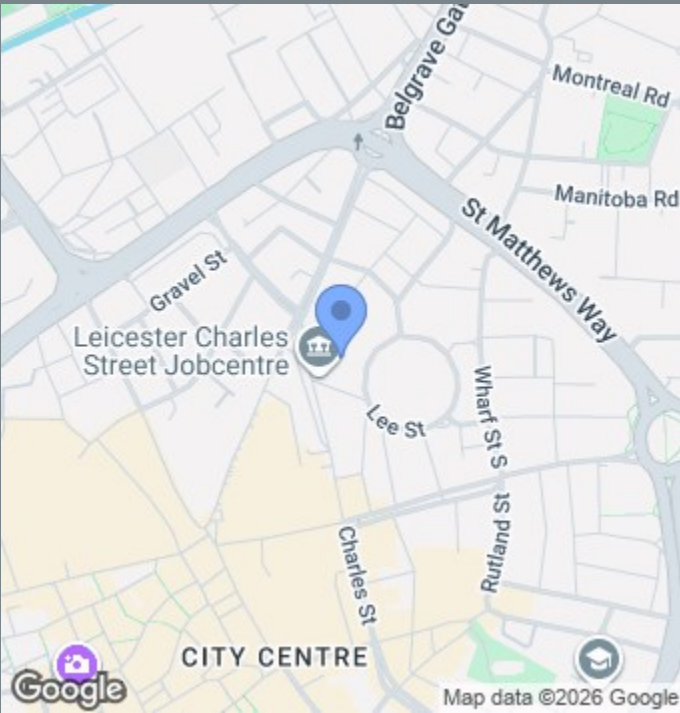


# OVERVIEW

- Spacious Apartment In City Centre
- Investment Opportunity With Tenant Paying £950 PCM
- No Onward Chain
- Gated Entry
- Entrance Hall
- Lounge Diner & Kitchen
- Two Bedrooms
- Bathroom
- Leasehold
- EER -B , Tax Band -B

# LOCATION LOCATION....

Crecy Court, tucked away on Lower Lee Street in Leicester's vibrant city centre, offers the perfect balance between urban convenience and comfortable living. You'll be steps from Leicester's eclectic mix of shops, cafés, and restaurants, with the Haymarket shopping centre and Leicester Market all within easy reach. Culture and entertainment are on your doorstep too — the Curve Theatre and Leicester's Cultural Quarter are just a short stroll away. Commuting is a breeze, with Leicester Railway Station only about 0.5 miles away, and excellent bus links from the nearby Haymarket bus hub. For green space, Abbey Park lies less than a mile away, offering a pleasant escape from city life. Families will appreciate proximity to a range of local schools and nurseries, while professionals will benefit from being so close to major amenities, transport hubs and the beating heart of Leicester.



# THE INSIDE STORY

*This impressive two-bedroom apartment, perfectly positioned in the heart of Leicester City Centre, presents an exceptional investment opportunity, currently achieving £950 per calendar month with a reliable tenant in situ. Located within a secure, gated development, the property offers both peace of mind and convenience, blending contemporary comfort with a highly sought-after urban lifestyle. Upon entering through the welcoming hallway, you are led into a bright and spacious open-plan lounge and dining area, designed to provide a sense of light and flow throughout. The room is enhanced by a charming Juliette balcony, allowing natural light to pour in and offering a lovely spot to enjoy views of the surrounding cityscape. The modern kitchen is fitted with sleek units and ample workspace, offering both style and practicality for everyday cooking and entertaining. The apartment features two generous bedrooms, each providing a calm and comfortable retreat, ideal for professionals, couples, or sharers. The well-appointed bathroom continues the home's modern feel, with a white three piece suite and clean and neutral décor. With its combination of secure living, excellent location, and steady rental income, this apartment offers an outstanding turnkey investment in one of Leicester's most vibrant and connected areas.*

