



Princess Road East, Leicester LE1 7DQ

welcome to

Princess Road East, Leicester

A one bedroom upper floor apartment in the sought after area New walk. The apartment comprises of an entrance hall a lounge, kitchen, utility room, bedroom and a bathroom.



Entrance Hall

With intercom system, loft hatch and electric heater.

Lounge

15' 11" x 14' 3" (4.85m x 4.34m)

Two windows, electric fire and electric radiator.

Kitchen

18' 6" x 7' 4" (5.64m x 2.24m)

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated electric oven, hob, extractor fan and microwave.

Window

Utility Room

With fitted wall and base units.

Bedroom

13' 5" x 12' 1" (4.09m x 3.68m)

Window, fitted wardrobe and electric heater



view this property online williamhbrown.co.uk/Property/LHS119899



welcome to

Princess Road East, Leicester

- Upper Floor Apartment
- One Bedroom
- Fitted kitchen
- City Centre
- Must View

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 2107.82

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£115,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LHS119899



Property Ref:
LHS119899 - 0006

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0116 251 4131



Leicester@williamhbrown.co.uk



16-18 Halford Street, LEICESTER, Leicestershire,
LE1 1JB



williamhbrown.co.uk