



Connells

Weir View Lodge Pingle Wharf Approach
Leicester

Weir View Lodge Pingle Wharf Approach Leicester LE3 5FZ

for sale offers over
£215,000



Property Description

Welcome to Weir View Lodge, a stunning and contemporary two-bedroom apartment located within one of Leicester's most desirable waterside developments. Perfectly suited to first-time buyers, professionals, or investors, this impeccably maintained home offers modern living with the convenience of a prime city location.

Situated on the upper floor of a recently built development, the apartment benefits from excellent natural light, thanks to large windows and an external door leading onto a private balcony, ideal for outdoor dining or simply enjoying the views across the surrounding new-build community.

The heart of the home is the open-plan kitchen, living, and dining area, featuring a modern fitted kitchen with integrated appliances, generous worktop space, and a sociable breakfast bar. The spacious living area provides the perfect setting for relaxing or entertaining, with direct balcony access enhancing the indoor-outdoor flow.

The property offers two well-proportioned bedrooms, including a bright and airy primary bedroom with dual-aspect windows. The second bedroom is equally versatile and can serve as a guest room, home office, or dressing space. A stylish, fully tiled shower room completes the accommodation.

Outside, residents benefit from allocated off-street parking, beautifully maintained communal areas, and a secure fob entry system with intercom access for added peace of mind.

Agent's Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

Entrance Hallway

A welcoming entrance hallway providing access to all principal rooms. The space benefits from neutral décor, fitted flooring, and a useful built-in storage cupboard, ideal for coats, shoes, and household essentials. Secure entry phone system installed for additional peace of mind.

Open-Plan Living Room/Kitchen

13' 5" x 14' 7" (4.09m x 4.45m)

A bright and spacious open-plan living area offering the perfect setting for relaxing or entertaining. Large windows and an external door flood the room with natural light and provides direct access to the private balcony.

The contemporary fitted kitchen features a range of modern units, ample worktop space, and integrated appliances, with a breakfast bar providing a convenient dining area. The generously sized lounge area comfortably

accommodates both seating and dining furniture, with an airy layout ideal for modern living.

Private Balcony

Accessed via the living area, the private balcony provides an attractive outdoor space perfect for morning coffee, dining, or enjoying fresh air. The elevated position offers pleasant views across the development.

Bedroom One

10' 10" x 12' 4" (3.30m x 3.76m)

A spacious primary bedroom featuring a large window that enhances the room's natural light. This well-proportioned space offers flexibility for a double bed and additional bedroom furniture, making it a comfortable retreat at the end of the day.

Bedroom Two

13' x 6' 6" (3.96m x 1.98m)

A versatile second bedroom benefiting from a bright outlook, ideal as a guest bedroom, home office, or study. The room offers good floor space and a modern finish to suit a variety of uses.

Shower Room

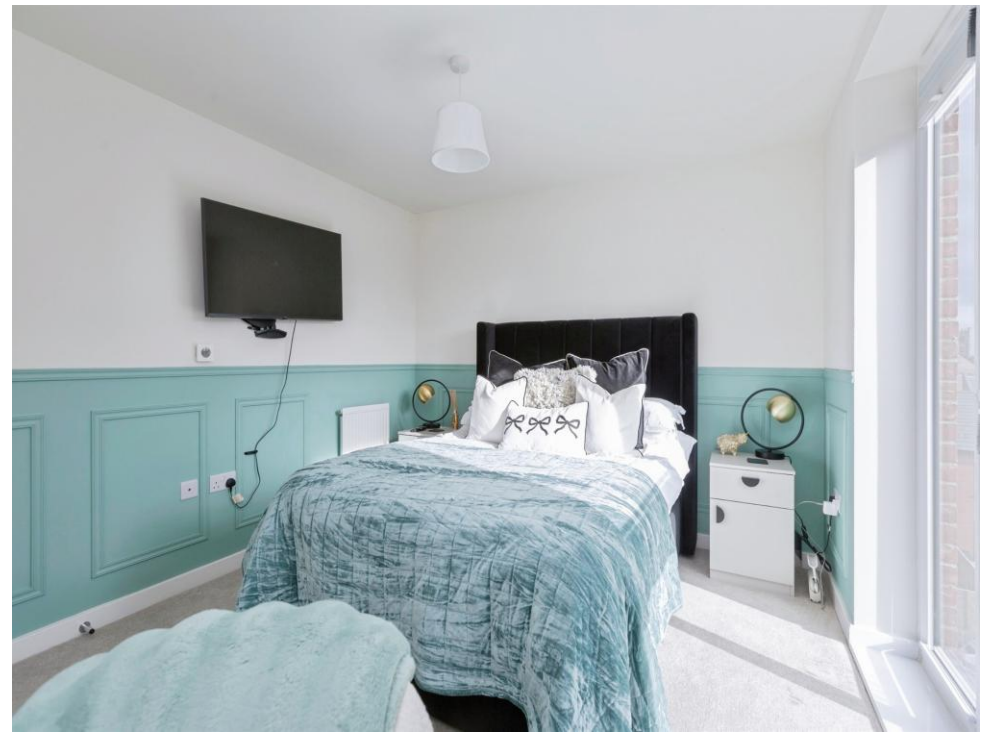
A stylish, contemporary shower room comprising a shower enclosure with glazed screen, wash-hand basin with storage, and low-level WC. Finished with modern tiling and chrome fittings throughout for a clean, high-quality look.

External And Communal Areas

The property benefits from an allocated off-street parking space located within the residents' private car park, offering convenience and security. The development features well-maintained communal areas throughout, creating a welcoming environment from the moment you arrive. Access is controlled via a secure fob-entry system, with an intercom for visitor access.

Situated in the sought-after Waterside area, residents enjoy pleasant surroundings with canal-side views and a peaceful yet highly convenient location close to local amenities, transport links, and Leicester's city centre.









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.focalagent.com

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22-24 Halford Street
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EPC Rating: B

Council Tax
 Band: B

Service Charge:
 1046.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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