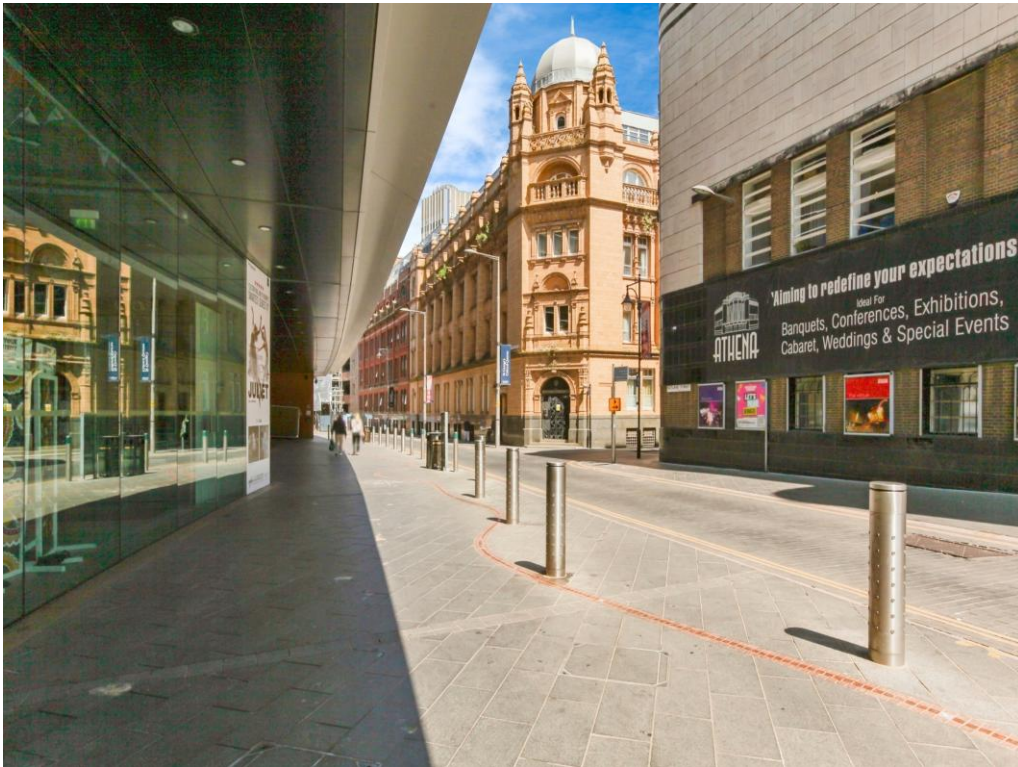




Connells

Alexandra House Rutland Street
Leicester



Property Description

Two bedroom fifth Floor apartment within the St George's Quarter which has secure entry and secure valet parking. The Property briefly comprises of: Family bathroom with contemporary fixtures including hand shower, Large Master bedroom with en-suite shower room and built in wardrobe and patio doors leading to top floor private terrace. Second bedroom ideally for office/single bedroom with patio door leading to terrace. Large open plan lounge/Kitchen with two patio doors leading to second private terrace. Kitchen included modern fitted units with integral fridge and freezer, electric hob and oven with extractor, integral washer/dryer, dishwasher and waste disposal. Electric heating and parking for one vehicle.

Cash buyers only and is chain free and sold as seen

All services/appliances have not and will not be tested

Entrance Hall

14' 8" x 6' (4.47m x 1.83m)

Having doors leading to the rooms

Open Plan Kitchen/Living Room

22' 7" x 15' 6" (6.88m x 4.72m)

A bright and spacious open-plan kitchen and living area form the heart of this stylish city apartment. The room is presented with large windows opening onto a Juliet balcony, allowing plenty of natural light, enhancing the feeling of space and openness. The fitted

kitchen features a range of contemporary wall and base units, integrated appliances, part tiled walls and part tiled flooring

Bedroom One

13' 8" x 12' 5" (4.17m x 3.78m)

A generously sized bedroom, with built in wardrobes, having double glazed window and door opening onto a private terrace

En-Suite

4' 8" x 9' 2" (1.42m x 2.79m)

Having shower cubicle, low level WC and wash hand basin

Bedroom Two

13' 2" x 6' 5" (4.01m x 1.96m)

Having double glazed window, radiator and patio door leading to a terrace

Bathroom

6' 7" x 6' 4" (2.01m x 1.93m)

Fitted with a three piece suite comprising panelled bath, low level WC and wash hand basin

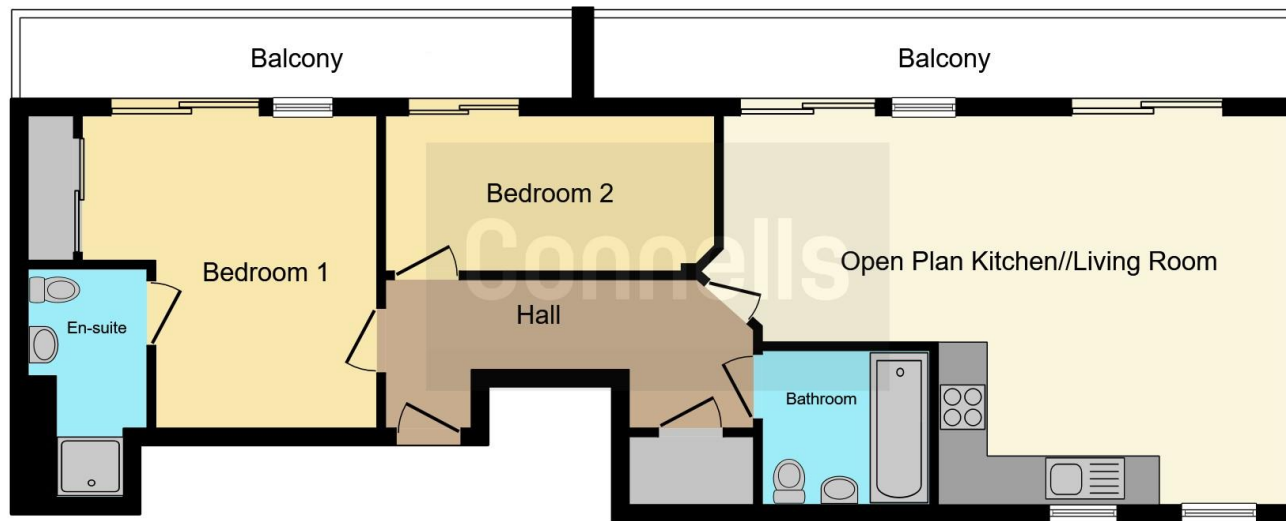
Outside

The property includes secure residents car park









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

To view this property please contact Connells on

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22-24 Halford Street
 LEICESTER LE1 1JB

EPC Rating: D Council Tax
 Band: C

Service Charge:
 4926.06

Ground Rent:
 312.50

Tenure: Leasehold

view this property online connells.co.uk/Property/LTR325064

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003. 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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