



Connells

Princess Road East
Leicester



Property Description

****Modern City Centre Apartment – Ideal for Professionals or Investors****

Located in the heart of Leicester's vibrant city centre, this well-presented two-bedroom apartment offers stylish and convenient urban living, just a short walk from Leicester Railway Station, local shops, restaurants, and key amenities.

Situated on the first floor, this apartment benefits from a bright and spacious open-plan living area, providing the perfect space for relaxing or entertaining. The contemporary fitted kitchen is equipped with modern units and ample storage, making it both functional and attractive.

The two bedrooms are generously sized and offers a peaceful retreat, while the shower room is finished to a good standard with a clean, modern suite.

This property is an excellent opportunity for first-time buyers, professionals, or investors seeking strong rental potential in a sought-after location. Princess Road East is ideally positioned for easy access to Leicester City Centre, the train station and De Montfort University and the University of Leicester. The area benefits from a wide range of local amenities, including shops, cafes, bars, and cultural attractions.

Viewing is highly recommended to fully appreciate the space, location, and lifestyle this city centre apartment has to offer.

Hallway

A welcoming entrance hall providing access to all principal rooms, with space for coats and footwear. Finished with neutral décor, it offers a practical and tidy introduction to the apartment.

Lounge/Kitchen

A bright and well-proportioned open-plan kitchen and living area, ideal for modern living. The kitchen is fitted with a range of wall and base units, offering ample storage and workspace, while the lounge area provides a comfortable space for relaxing and entertaining. Finished in neutral décor with plenty of natural light throughout.

Bedroom One

A generously sized double bedroom offering a calm and comfortable retreat within the apartment. Large windows draw in plenty of natural light, enhancing the room's airy feel and highlighting the clean, neutral décor that makes the space easy to personalise.

En-Suite

The private en-suite shower room to Bedroom One offers a sleek and modern finish, providing added convenience and a touch of luxury. Finished in a contemporary style, it features a fully tiled shower enclosure, a stylish wash basin with storage, and a low-profile WC.

Bedroom Two

A well-proportioned double bedroom offering excellent versatility. Ideal as a guest room, study, or second main bedroom, it benefits from a bright, neutral finish that makes the space feel open and inviting. A large window brings in natural light, while the simple décor provides a clean backdrop for any style of furnishings.

Shower Room

Offers a clean, contemporary finish with a practical layout ideal for everyday use. Three piece white comprising panelled bath with shower over, low level WC and wash hand basin.









Total floor area 60.9 m² (655 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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22-24 Halford Street
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EPC Rating: E Council Tax
 Band: C

Service Charge:
 2938.00

Ground Rent:
 400.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LTR326117

This is a Leasehold property with details as follows; Term of Lease 199 years from 01 Jan 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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