



Eastgate Apartments East Street,Leicester LE1 6NB

welcome to

Eastgate Apartments East Street, Leicester

William H Brown are pleased to offer this well-presented and spacious two-bedroom apartment, ideally located close to Leicester city centre and the train station, benefiting from secure gated parking

Entrance Hall

With storage cupboard.

Open Plan Lounge/Kitchen

Fitted with wall and base units with work surfaces over, sink drainer unit, laminated flooring, integrated oven and hob. Juliet balcony.

Bedroom One

Window to the front and access to walk in wardrobe and en-suite.

En-Suite

Window to the front, shower cubicle, WC and hand wash basin.

Bedroom Two

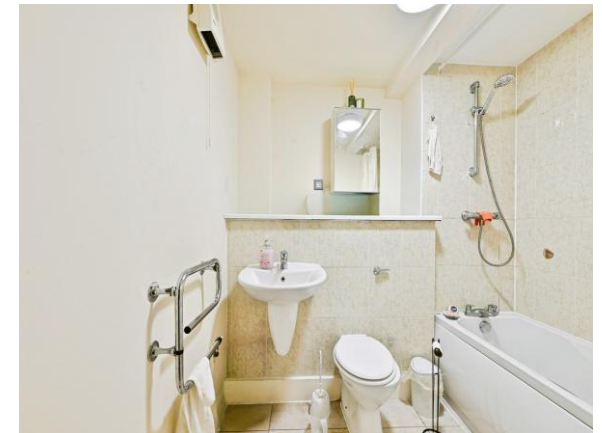
Window to the front

Bathroom

Bath with shower over, WC, hand wash basin, laminated flooring and partially tiled.

Parking

The apartment benefits from secure gated parking with one allocated parking space





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Eastgate Apartments East Street, Leicester

- Two-bedroom apartment
- Open-plan living space
- En-suite to main bedroom
- Secure allocated parking
- City centre location

Tenure: Leasehold EPC Rating: C

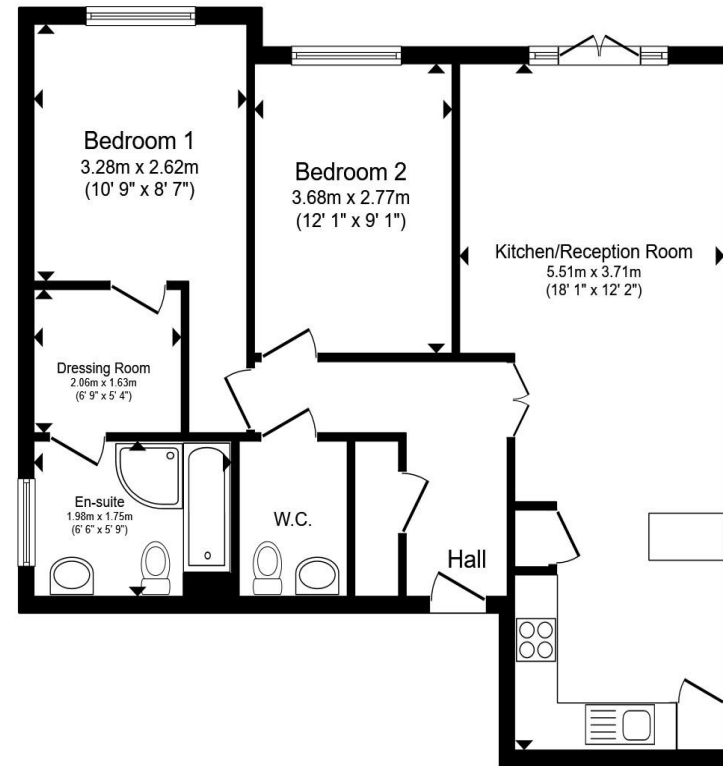
Council Tax Band: C Service Charge: 2415.00

Ground Rent: Ask Agent

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 Leasehold packs.

offers over

£130,000



Total floor area 72.8 m² (783 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



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Property Ref:
LHS120806 - 0003

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.

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