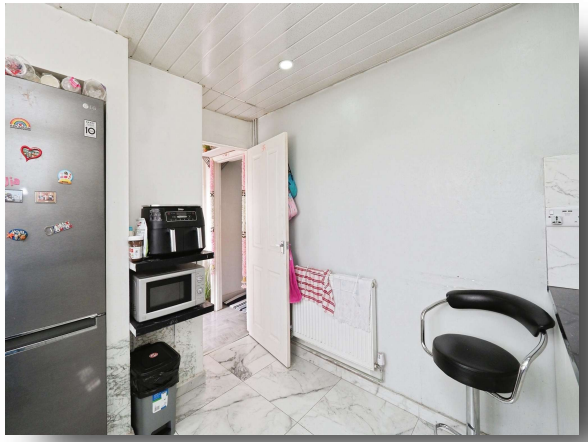
Russell Square,Leicester LE1 2DS

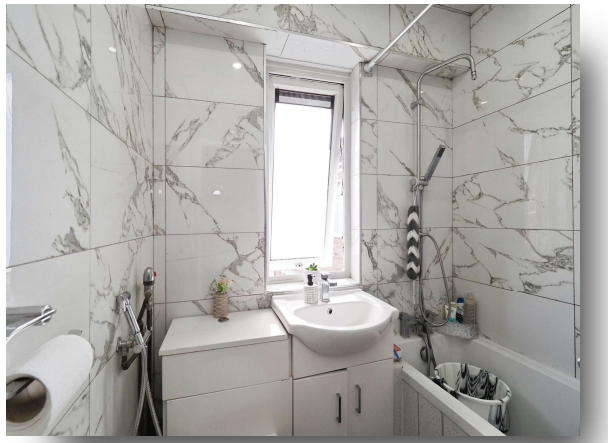
william
h brown

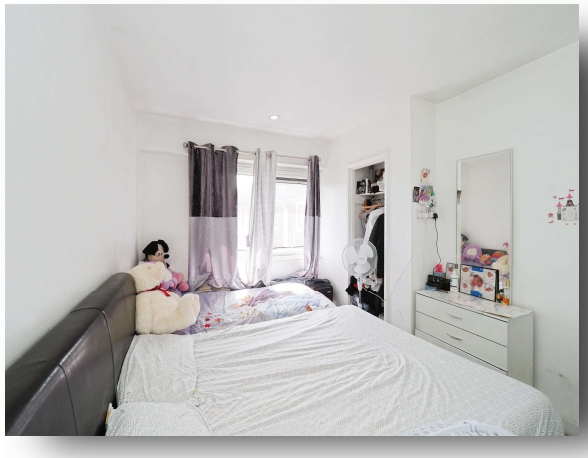
welcome to

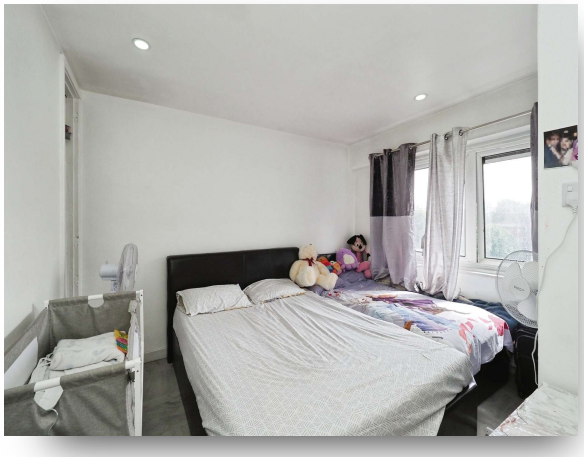
Russell Square, Leicester

Perfect for first-time buyers, this charming two-bedroom top-floor maisonette offers a cozy living space and modern amenities. A fantastic investment opportunity awaits!









Entrance Hall
A radiator.

Lounge
12' 1" x 15' 5" (3.68m x 4.70m)
Patio door to balcony, a window to the front, a radiator and a storage cupboard.

Kitchen
9' 4" x 8' 7" (2.84m x 2.62m)
A window to the rear, fitted wall and base units, an integrated hob and a radiator.

Landing
Access to the loft.

Bedroom One
11' 11" x 9' 10" (3.63m x 3.00m)
A window to the rear and a radiator.

Bedroom Two
9' 8" x 16' 6" (2.95m x 5.03m)
A window to the front and a radiator.

Bathroom
A bath with a shower, a window to the rear, a WC, a handwash basin and a towel rail.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

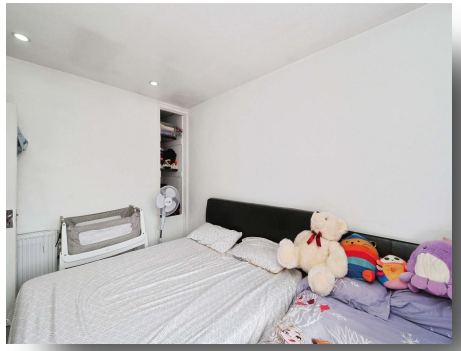
Russell Square, Leicester

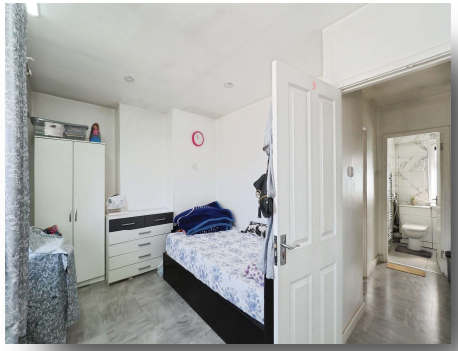
- Ideal for First-Time Buyers
- Two Spacious Double Bedrooms
- Cozy Lounge/Diner Area
- Convenient Storeroom
- Great Investment Potential

Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: 1307.40
Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 11 Sep 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£145,000





Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LHS119932

The Property Ombudsman

Property Ref:
LHS119932 - 0012

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.

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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.