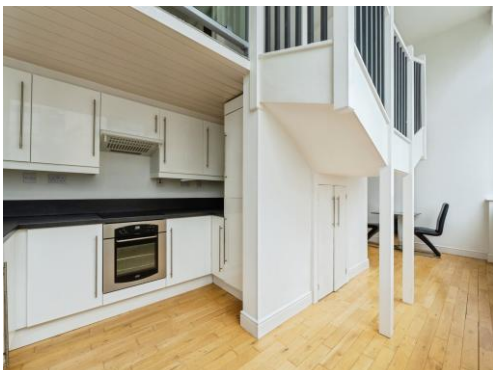




**Connells**

The Exchange Lee Street  
Leicester



## Property Description

Stylish City Centre Living – Ideal for First-Time Buyers or Investors

**\*\*NO UPWARD CHAIN\*\***

Situated within the sought-after Exchange development in the heart of Leicester city centre, this beautifully presented apartment offers modern living with convenience on your doorstep.

The property comprises a bright and spacious open-plan living and kitchen area, designed to maximise space and natural light. The contemporary fitted kitchen features a range of integrated appliances and ample storage, making it perfect for both everyday living and entertaining.

The well-proportioned bedrooms provide a comfortable retreat, complemented by a sleek, modern bathroom suite finished to a high standard.

Residents of The Exchange benefit from secure entry systems and lift access, ensuring both comfort and peace of mind.

The property offers excellent rental demand due to its central location, making it an attractive option for landlords seeking strong and consistent returns.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral.

These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Hall

With a secure entry system, providing access to all rooms. The space is neutrally decorated and offers convenient storage, creating a welcoming first impression to the apartment.

## Lounge

Bright and spacious open-plan lounge providing a comfortable living area, with ample room for both relaxing and dining. The space benefits from large windows allowing plenty of natural light, seamlessly flowing into the modern fitted kitchen

## Kitchen

Fitted kitchen with a range of wall and base units, complemented by integrated appliances. The space is well-designed, offering ample storage and worktop space, and is open-plan to the lounge, creating a practical and sociable living area.

## Bedroom One

Well-proportioned double bedroom offering a comfortable and peaceful space to relax. Featuring ample room for bedroom furnishings, built in wardrobes and benefiting from natural light, the room is neutrally decorated and ideal for both owner-occupiers and tenants.

## Bedroom Two

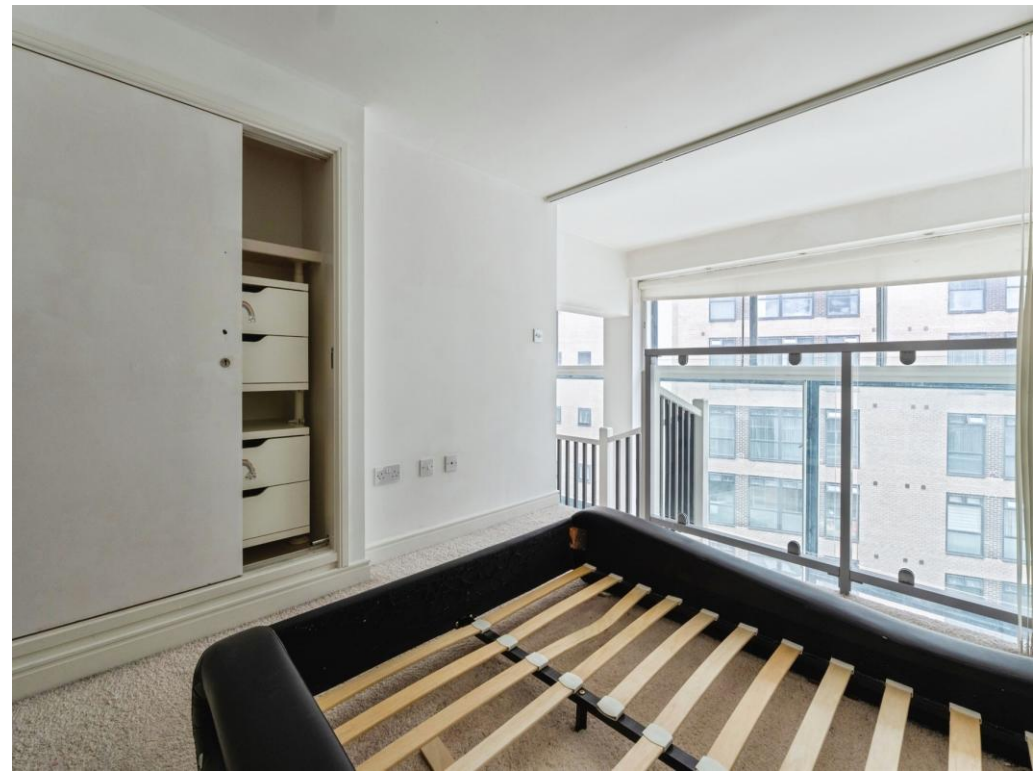
Versatile second bedroom, ideal as a guest room, home office, or additional storage space and built in wardrobes. Well-presented and neutrally decorated, offering flexibility to suit a range of needs.

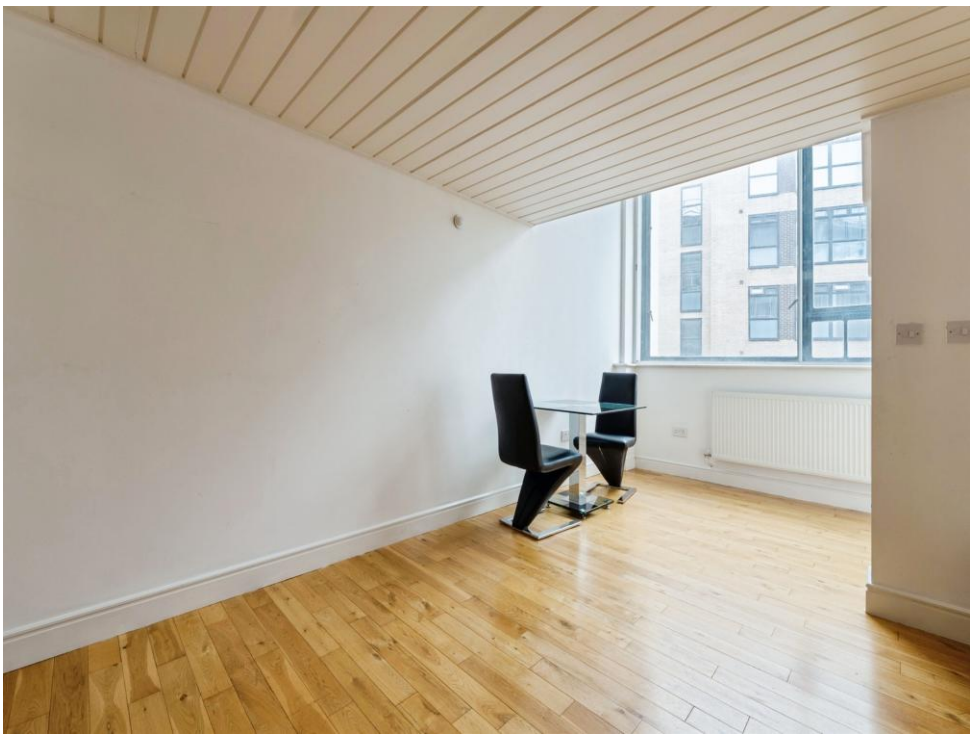
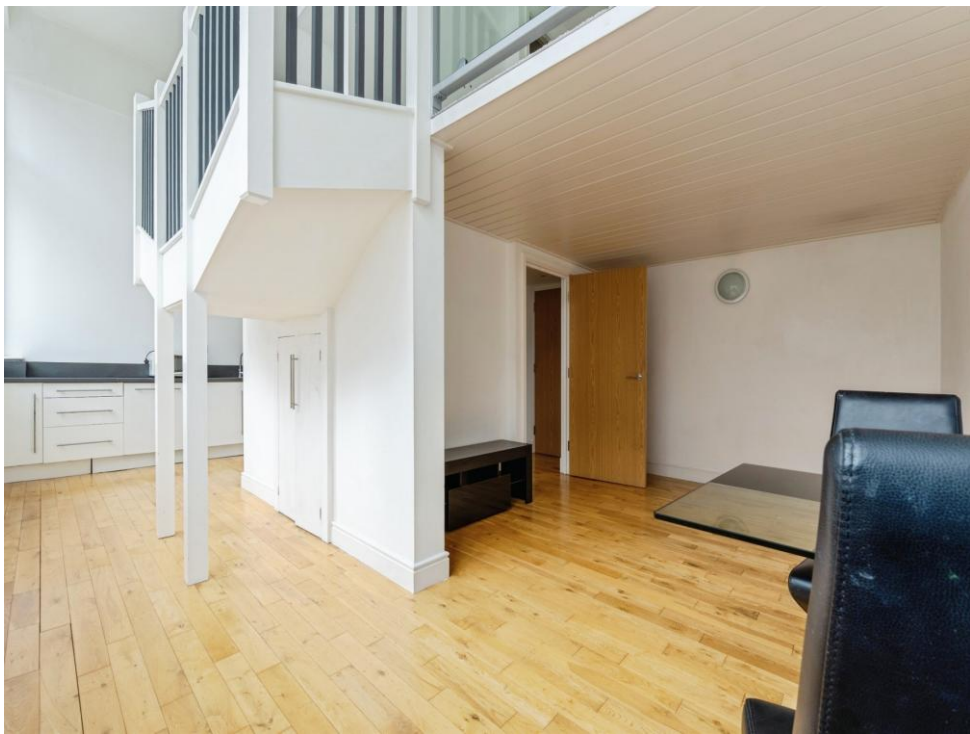
## Bathroom

Modern bathroom fitted with a contemporary suite comprising a panelled bath with shower over, wash hand basin, and WC. Finished with stylish tiling, offering a clean and functional space.

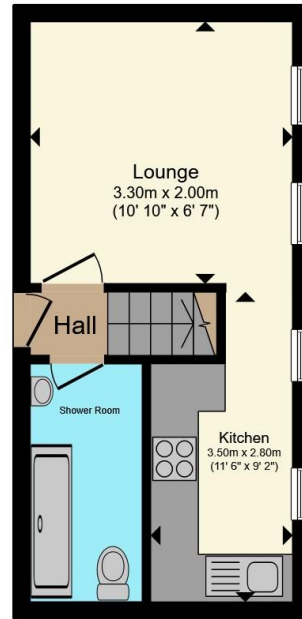
## Outside

The property benefits from a secure, well-maintained development with controlled entry access. Situated in a prime city centre location, residents have immediate access to a wide range of local amenities, shops, restaurants, and transport links.

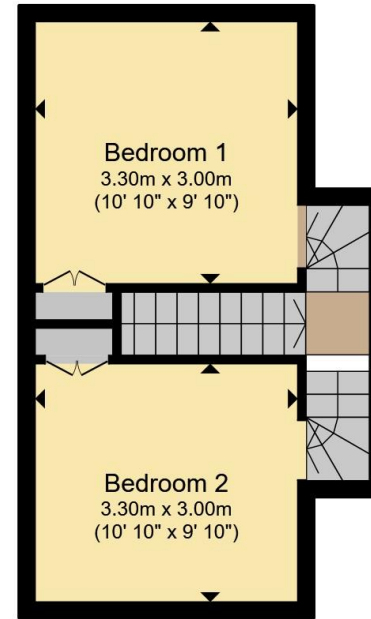








**Ground Floor**



**First Floor**

Total floor area 51.3 m<sup>2</sup> (553 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 0116 262 0022**  
**E [leicester@connells.co.uk](mailto:leicester@connells.co.uk)**

22-24 Halford Street  
 LEICESTER LE1 1JB

EPC Rating: C Council Tax Band: C

Service Charge: 3037.68

Ground Rent: 200.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LTR325978](http://connells.co.uk/Property/LTR325978)**

This is a Leasehold property with details as follows; Term of Lease 120 years from 01 Feb 2011. 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.

Connells Residential is registered in England and Wales under company number 1489613, 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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Property Ref: LTR325978 - 0004