

Minster Court, Norton Street, City Centre

£90,000 Leasehold

Well-presented first-floor flat near Leicester City Centre with secure lift, allocated basement parking, spacious layout, and no upward chain. Ideal for first-time buyers or investors.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B



Knightsbridge
Estate Agents

0116 274 5544





Entrance Hall

Finished with laminate flooring and featuring a wall-mounted heater

Living Room

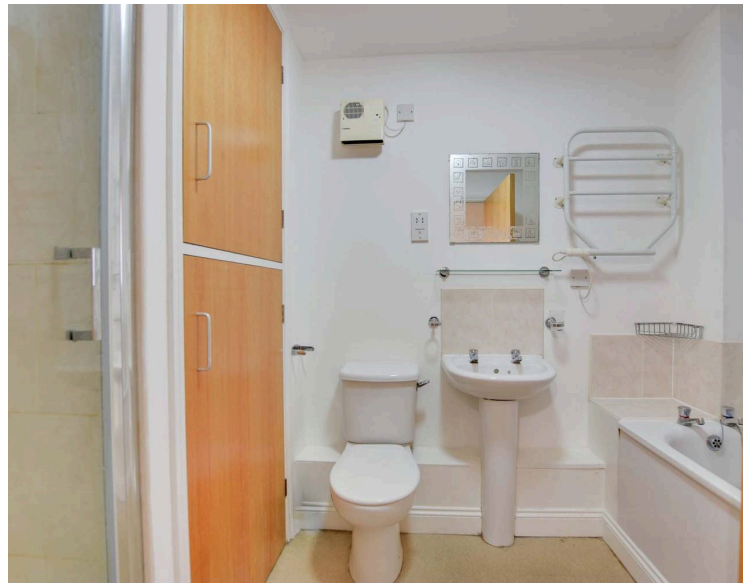
20' 2" x 9' 8" (6.15m x 2.94m)

A bright and spacious living area boasting two double glazed windows to the front elevation, allowing for plenty of natural light. The room is finished with laminate flooring and includes a wall heater.

Kitchen

12' 10" x 6' 0" (3.90m x 1.84m)

This functional kitchen features a double glazed window to the front elevation and a stainless steel sink with a drainer unit. It is equipped with a range of base units with work surfaces over, a built-in oven, and an electric hob with a chimney hood over (currently not working). Further integrated appliances include a built-in fridge and freezer, with additional plumbing provided for a washing machine.



Bedroom One

14' 1" x 8' 4" (4.30m x 2.55m)

A comfortable double bedroom featuring a double glazed window to the front elevation and a wall heater.

Bedroom Two

12' 9" x 6' 8" (3.88m x 2.02m)

Including a double glazed window to the rear elevation and a wall heater.

Bathroom

9' 8" x 6' 8" (2.95m x 2.02m)

Comprising a bath and a separate shower cubicle with an electric shower. The room includes a pedestal wash hand basin, a low-level WC, and a double glazed window to the front elevation. It also benefits from an airing cupboard for additional storage.

Parking

Allocated parking space in the basement.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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