



## 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





## **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.



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