13 Leicester Road, Wigston LE18 1NR
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk
www.nestegg-properties.co.uk

NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Entrance Hall

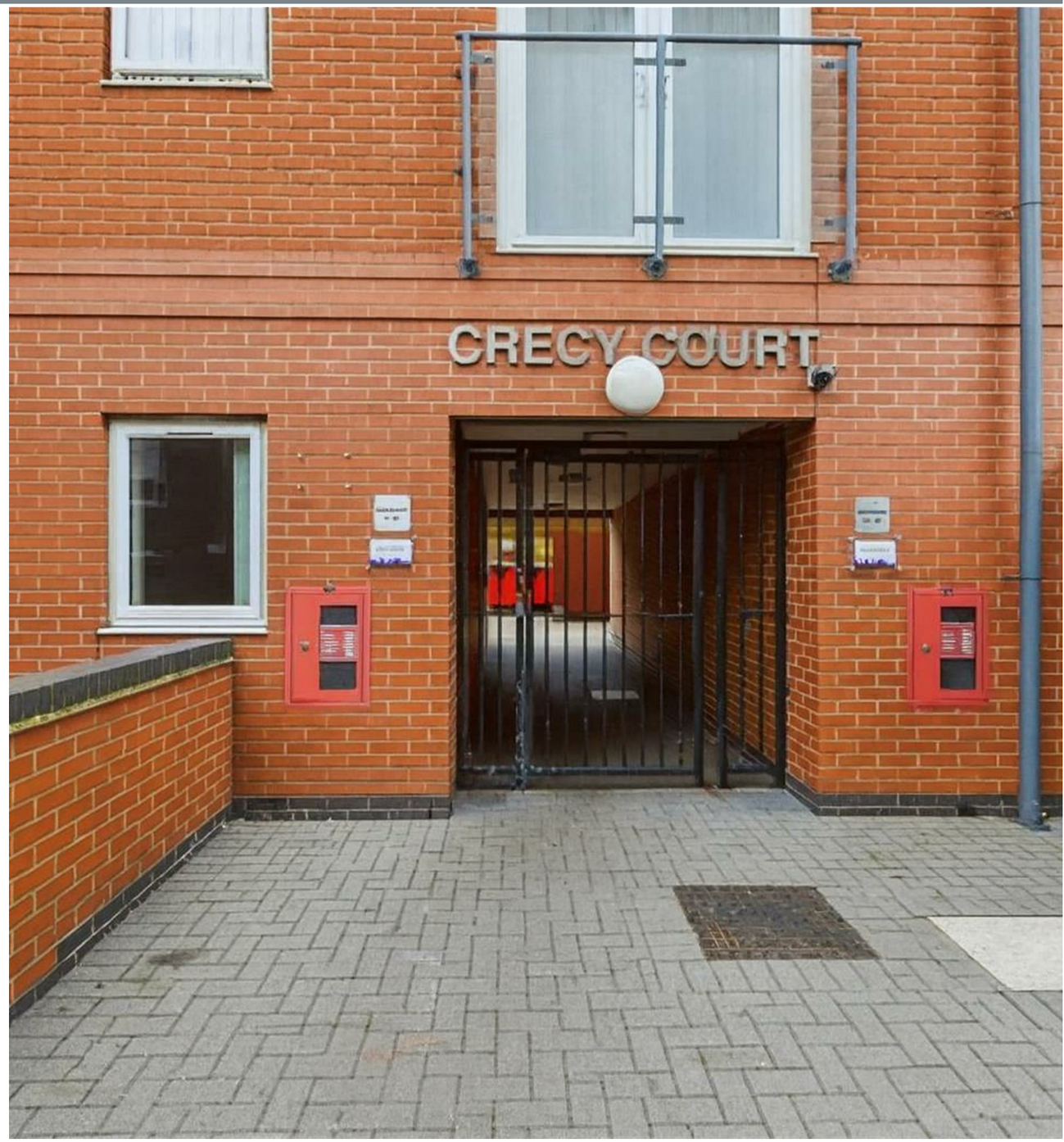
Lounge Diner
13'02 x 14'01 (4.01m x 4.29m)

Kitchen
7'05 x 8' (2.26m x 2.44m)

Bedroom One
12'07 x 9'09 (3.84m x 2.97m)

Bedroom Two
8'10 x 10' (2.69m x 3.05m)

Bathroom
5'07 x 7'03 (1.70m x 2.21m)



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 13 Leicester Road, Wigston, Leicester, LE18 1NR
Telephone: 0116 2811 300 - Email: wigston@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/
FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.
Call us on 0116 2811 300 for free advice.
OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.
MONEY LAUNDERING Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Flat 25, 10, Crecy Court Lower Lee Street, Leicester, LE1 3RG

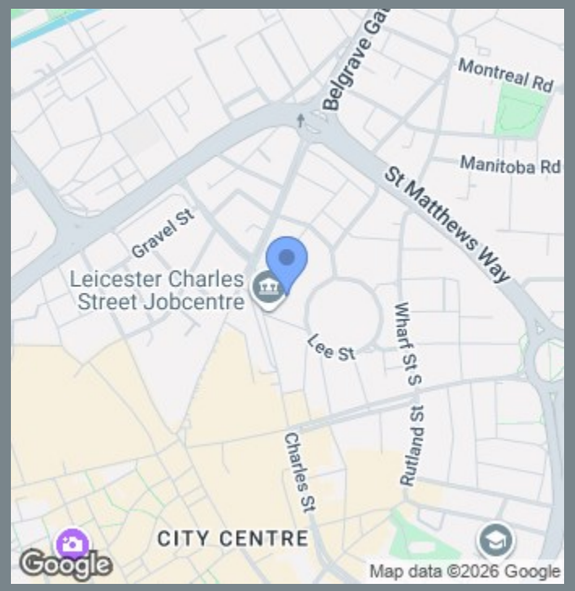
Offers Over £95,000

OVERVIEW

- Spacious Apartment In City Centre
- Investment Opportunity With Tenant Paying £950 PCM
- No Onward Chain
- Gated Entry
- Entrance Hall
- Lounge Diner & Kitchen
- Two Bedrooms
- Bathroom
- Leasehold
- EER -B , Tax Band -B

LOCATION LOCATION....

Crecy Court, tucked away on Lower Lee Street in Leicester's vibrant city centre, offers the perfect balance between urban convenience and comfortable living. You'll be steps from Leicester's eclectic mix of shops, cafés, and restaurants, with the Haymarket shopping centre and Leicester Market all within easy reach. Culture and entertainment are on your doorstep too — the Curve Theatre and Leicester's Cultural Quarter are just a short stroll away. Commuting is a breeze, with Leicester Railway Station only about 0.5 miles away, and excellent bus links from the nearby Haymarket bus hub. For green space, Abbey Park lies less than a mile away, offering a pleasant escape from city life. Families will appreciate proximity to a range of local schools and nurseries, while professionals will benefit from being so close to major amenities, transport hubs and the beating heart of Leicester.



THE INSIDE STORY

This impressive two-bedroom apartment, perfectly positioned in the heart of Leicester City Centre, presents an exceptional investment opportunity, currently achieving £950 per calendar month with a reliable tenant in situ. Located within a secure, gated development, the property offers both peace of mind and convenience, blending contemporary comfort with a highly sought-after urban lifestyle. Upon entering through the welcoming hallway, you are led into a bright and spacious open-plan lounge and dining area, designed to provide a sense of light and flow throughout. The room is enhanced by a charming Juliette balcony, allowing natural light to pour in and offering a lovely spot to enjoy views of the surrounding cityscape. The modern kitchen is fitted with sleek units and ample workspace, offering both style and practicality for everyday cooking and entertaining. The apartment features two generous bedrooms, each providing a calm and comfortable retreat, ideal for professionals, couples, or sharers. The well-appointed bathroom continues the home's modern feel, with a white three piece suite and clean and neutral décor. With its combination of secure living, excellent location, and steady rental income, this apartment offers an outstanding turnkey investment in one of Leicester's most vibrant and connected areas.