



87 Princess Road East, Off De Montfort Street, Leicester, LE1 7DQ

Guide Price **£275,000**



Part of

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS





Princess Road East

Leicester

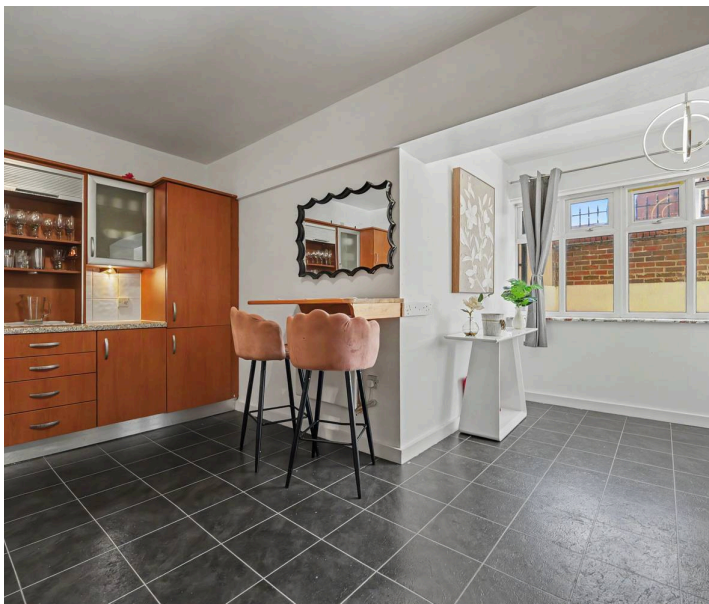
Spacious 2-bed, 2-ensuite split-level apartment in New Walk, Leicester. Modern living, period charm, secure parking, park views, prime location, seller incentives, 101-year lease. Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Period Conversion Apartment
- Prime Leicester City Centre Location
- Spacious Character Property
- Walking Distance to Leicester Station
- Luxury Executive Apartment
- Secure Underground Dedicated Parking Space
- Private Storage Area

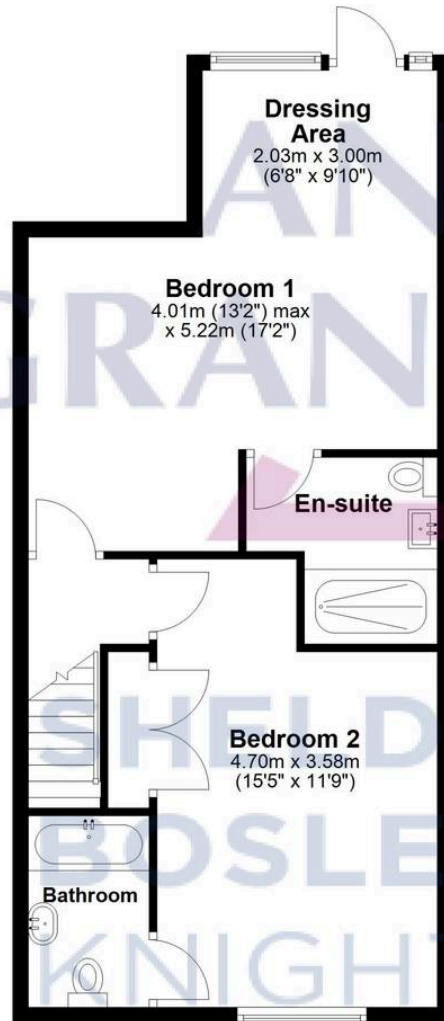








Lower Ground Floor
Approx. 52.8 sq. metres (568.7 sq. feet)
(excluding Bathroom)



Ground Floor
Approx. 56.1 sq. metres (603.8 sq. feet)



Total area: approx. 108.9 sq. metres (1172.5 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.

Andrew Granger & Co (Part Of Sheldon Bosley Knight)

Sheldon Bosley Knight, 41c The Parade, Oadby - LE2 5BB

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Disclaimer:
All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Future Development & Planning:
Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.