

**METROPOLITAN APARTMENTS**

**LEE CIRCLE,**  
LEICESTER, LE1 3RF

  
**PROMINENCE**  
ESTATES



**RESIDENTIAL**  
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE  
& LEAMINGTON SPA

**AUCTION GUIDE**  
**£63,000**



LEE CIRCLE



**PROMINENCE**  
— ESTATES —

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Situated in the vibrant heart of Leicester, this apartment is set within a contemporary and well-maintained development that offers both convenience and style. Upon entering, you are greeted by a welcoming reception area that leads you into the rest of the property. The apartment benefits from the added luxury of allocated private parking, ensuring ease and security for your vehicle.

The expansive open-plan living room creates a bright and airy atmosphere, perfect for relaxing or entertaining. The generously sized double bedroom features built-in wardrobes, providing ample storage space while maintaining a clean and clutter-free aesthetic. The fully fitted kitchen is equipped with high-quality integrated appliances, including a dishwasher, making everyday tasks effortless.

The modern bathroom is fitted with contemporary fixtures and includes a sleek shower, offering both functionality and comfort.

**Living Room**

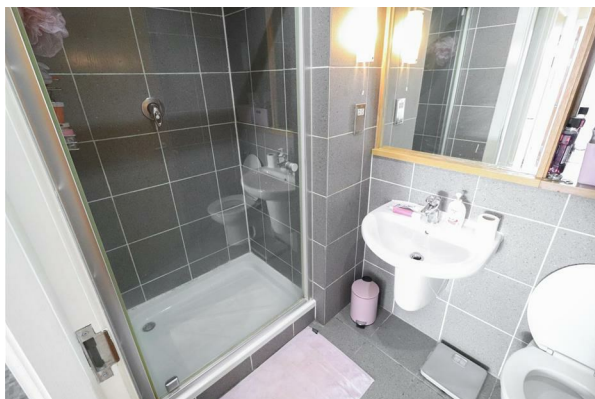
**Kitchen**

**Bedroom**

**Bathroom**









## Ground Floor

Approx. 57.6 sq. metres (620.3 sq. feet)



Total area: approx. 57.6 sq. metres (620.3 sq. feet)



### Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>62</b> | <b>68</b> |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| <b>England &amp; Wales</b>                  |           |           |
| EU Directive 2002/91/EC                     |           |           |

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