



Affitto Estate Agents are proud to bring to the market this SPACIOUS ONE BEDROOM APARTMENT with secure UNDERGROUND PARKING in a superb city centre location, right opposite the new Curve Theatre in Leicester. The property is currently tenanted and would be the perfect INVESTMENT OPPORTUNITY or can be purchased as a vacant possession.

This property comprises of a large open plan lounge/kitchen area, a double bedroom, a modern fitted bathroom and secure underground parking space.

The lounge/kitchen is of a large size and incorporates fitted wall and base units which provide ample storage capacity. This property benefiting from having stainless steel Beaumatic electric hob with integrated oven and grill under, extractor hood over, integrated fridge/freezer, circular stainless sink and drainer unit with mixer tap. This room is of a large size and benefiting from having large windows giving this area plenty of natural light.

The bedroom is of a good DOUBLE size and offers up ample space for storing all required furniture.

Finally, the bathroom finishes off this property nicely and incorporates a full-size bath tub with a shower attachment, a toilet and a hand wash basin.

This development is located opposite the Curve Theatre, minutes' walk from Leicester city centre and is conveniently located for easy access to junction 21A of the M1 motorway. This property is close to all local amenities and transport links.

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Council Tax Band: C
Tenure: Leasehold (107 years)
Ground Rent: £150 per year
Service Charge: £1,695.49 per year



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

