



Affitto Estate Agents are proud to bring to the market this ONE BEDROOM FLAT in a superb city centre location in Leicester.

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Affitto Estate Agents are proud to bring to the market this ONE BEDROOM FLAT in a superb city centre location in Leicester. The property is currently tenanted and would be the perfect INVESTMENT OPPORTUNITY or can be purchased as a vacant possession. The property is currently achieving £625pcm.

This property comprises of an open plan lounge/kitchen, a double bedroom, and a fitted bathroom.

The lounge is of a good size and benefiting from having large windows giving this area plenty of natural light.

The kitchen incorporates fitted wall and base units which provide ample storage capacity.

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

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

This development is located in the heart of Leicester City Centre, close to local shops and amenities as well as few minutes' walk from the train station. The property is conveniently located for easy access to junction 21A of the M1 motorway.

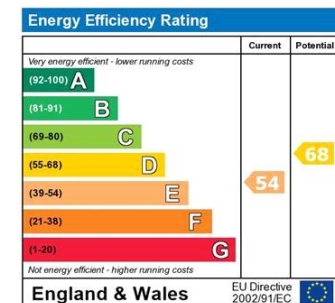
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Tenure: Leasehold (116 years)

Service Charge: £2,292.28 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.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.