

**FOR SALE**



**The River Buildings, 22 Western Road**

**1 Bedroom, 1 Bathroom, FLAT**

**Asking Price Of £120,000**

  
**MARTIN&CO**



- Location - WEST END
- Apartment
- One Bedroom
- OPEN PLAN KITCHEN/LIVING ROOM
- Balcony
- Family Bathroom
- Allocated Parking

PROPERTY DESCRIPTION A one bedroom apartment located in the popular development in The river buildings. The apartment comprises of entrance hallway, open plan lounge/kitchen with balcony, bathroom and bedroom with fitted wardrobe. One allocated parking space.

The property is located close to the city centre, LRI and De Montfort University and with good access to local amenities on your doorstep.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	81	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		



HALLWAY Entrance door, carpet flooring and storage cupboard.

LIVING ROOM / KITCHEN 26' 8" x 18' 2" (8.13m x 5.54m) Wood effect flooring, electric heater, ceiling spotlights, telephone point, television aerial point, double glazed window, double glazed french doors onto balcony.

Kitchen

Range of wall and base units with work surfaces, integrated oven, grill, four ring hob, extractor fan, sink and drainer unit with mixer tap, space for appliances, plumbing for appliances and ceiling spotlights.

BEDROOM 11' 2" x 9' 6" (3.4m x 2.9m) Double glazed window, telephone point, television aerial point, built in wardrobes and electric heater.

BATHROOM 8' 6" x 5' 7" (2.59m x 1.7m) Suite comprises panelled bath with shower over, wc, wash basin, heated towel rail, shaver point, tiled floor and tiling to walls.

OUTSIDE Secure Gated allocated parking.

LEASE





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