

FOR SALE



Lower Lee Street, Leicestershire

2 Bedrooms, 1 Bathroom, Apartment

£125,000

MARTIN&CO



- Two bedroom apartment
- Located in City Centre
- Open plan kitchen living
- fitted kitchen with appliances
- Two double bedrooms
- Family bathroom with shower over bath
- Electric Heating

FULL DESCRIPTION

A conveniently positioned two bedroom spacious apartment located in Leicester City Centre. Crecy court benefits from having a communal entrance hall and lift. The apartment comprises: Entrance hallway, two bedrooms, bathroom, open plan sitting/living room with kitchen area off. No Chain

Please Note: No parking available

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



HALLWAY Wooden front door. Hard flooring and entry phone.

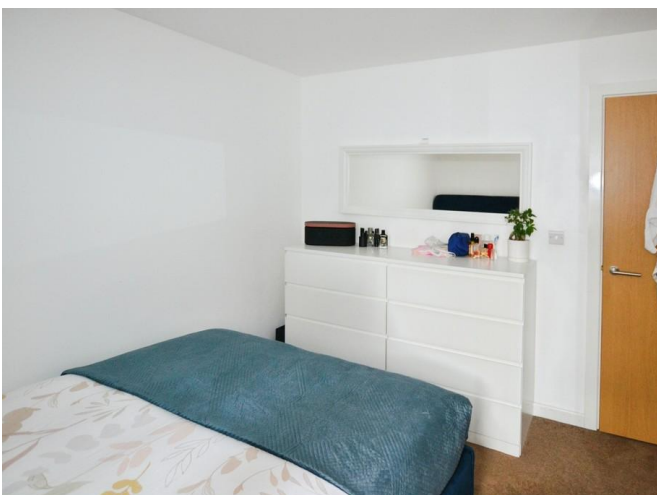
KITCHEN/LIVING AREA 17' 5" x 15' 0" (5.31m x 4.57m) UPVC French double glazed door. Electric heater, hard flooring. Work surface, base units, stainless steel sink, integrated electric oven, integrated electric hob, stainless steel extractor, integrated slim line dishwasher. integrated washing machine.

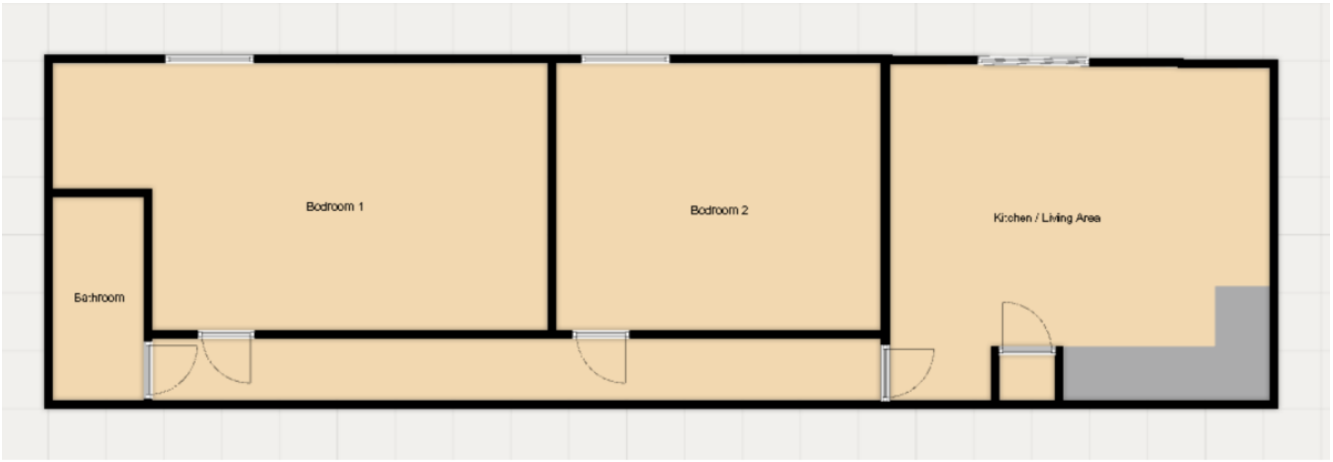
BEDROOM 10' 5" x 10' 10" (3.18m x 3.3m) Double glazed UPVC window. Electric heater and soft flooring.

BEDROOM 11' 5" x 11' 3" (3.48m x 3.43m) Double glazed UPVC window. Electric heater and soft flooring.

BATHROOM 8' 11" x 5' 9" (2.72m x 1.75m) Heated towel rail, hard flooring. Low level WC, shower over bath and wash hand basin.

LEASE INFORMATION Tenure: Leasehold
Length of Lease: 115
Annual Ground Rent Amount: £395.00
Annual Service Charge Amount: £1,592.28





Martin & Co Leicester

Unit 13 Stoughton Park, Gartree Road • • Leicester • LE2
2FB

T: 0116 204 4920 • E: leicester@martinco.com

0116 204 4920

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.