

FOR SALE



89 Burgess House

2 Bedrooms, 1 Bathroom, Flat

Asking Price Of £120,000



- Two Bedroom Apartment
- Located In The City Centre
- Open Plan Living Kitchen Area
- Fitted Kitchen
- Two Bedrooms
- Bathroom
- Allocated Parking

FULL DESCRIPTION A two-bedroom apartment located in the popular Burgess House development, ideally positioned in Leicester city centre. This spacious property offers modern living with excellent access to local amenities, transport links and views of the city!

Comprising of an entrance hallway leading to a large open-plan living and kitchen area. The modern fitted kitchen includes integrated appliances and ample storage.

There are two well-proportioned double bedrooms, along with a contemporary family bathroom featuring a three-piece suite with shower over bath.

The apartment further benefits from double glazing, lift access, secure entry system and allocated parking, making it ideal for professionals or couples seeking convenient city living. No chain.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



HALLWAY Accessed via front door, storage cupboard, open plan access to:

KITCHEN / LIVING AREA 12' 5" x 26' 5" (3.78m x 8.05m) Wall and base units with work surfaces over, sink/drain unit, integrated cooker, hob and extractor fan, range of fitted appliances, Juliet balcony and laminate flooring.

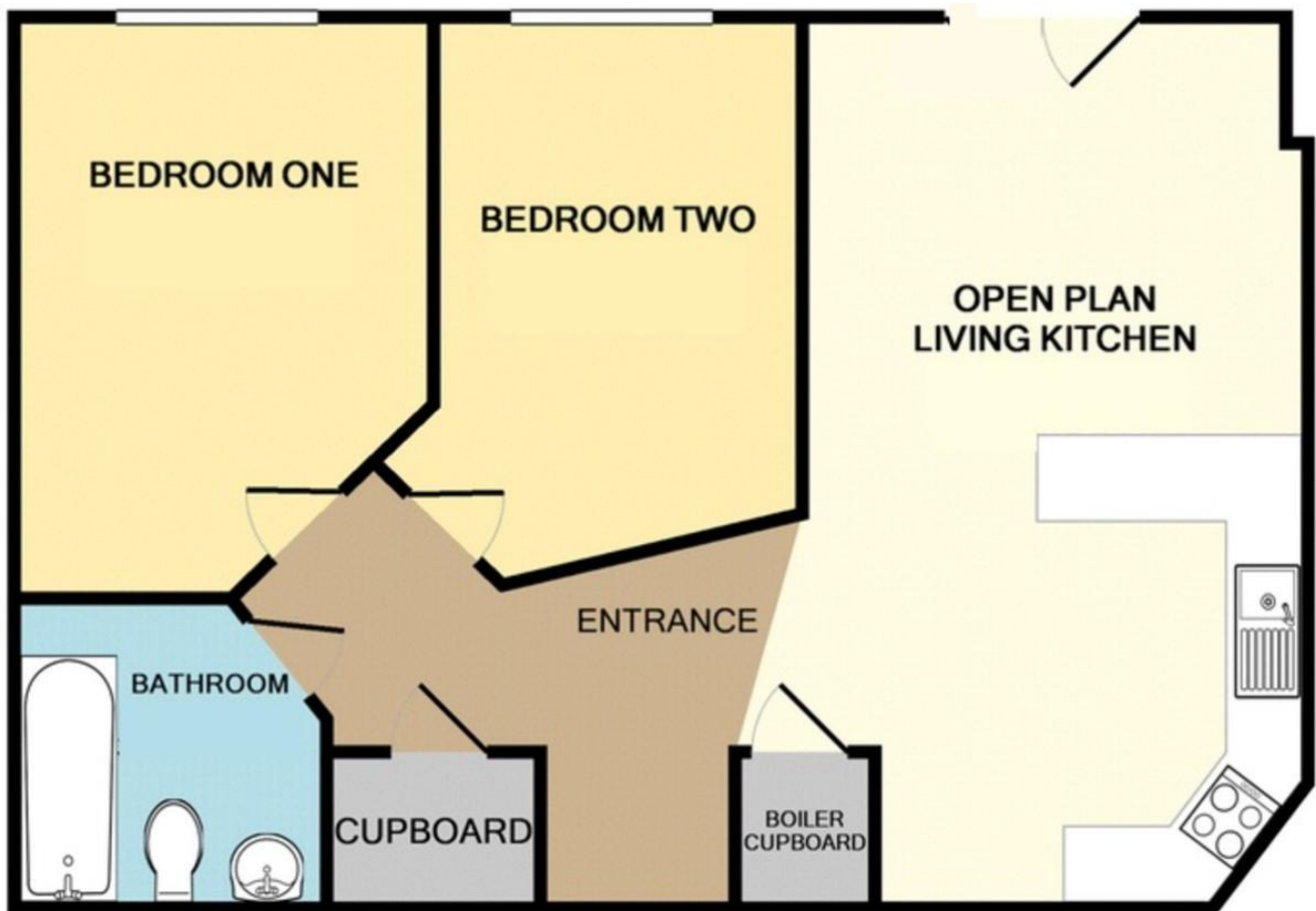
BEDROOM 9' 2" x 16' 2" (2.79m x 4.93m) Spacious bedroom with carpet flooring and large double glazed windows.

BEDROOM 9' 0" x 16' 5" (2.74m x 5m) Spacious bedroom with carpet flooring and double glazed window.

BATHROOM 6' 10" x 7' 6" (2.08m x 2.29m) Fully tiled throughout, walls and floor. Three piece suite, bath tub with over head shower, glass screen protector, wc and wash hand basin and heated towel rail to wall.

OUTSIDE Car Parking Space - Secure gated entrance with fob access to allocated car park.





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