

for sale

offers in excess of **£70,000**



The Exchange Lee Street Leicester LE1 3AH

A one bedroom apartment situated in the heart of Leicester city centre, within a few minutes walk of a vast array of shopping and leisure amenities in the Highcross, two bus stations and a train station. **INVESTMENT OPPORTUNITY** - offered for sale with tenant in situ.

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Entrance Hall

With doors off to the living area and bathroom and stairs to the mezzanine bedroom.

Open Plan Living Space

13' 1" x 11' (3.99m x 3.35m)

Fitted with wall and base units, laminate worktops, sink and drainer, electric oven and hob with extractor hood over, t.v. point, electric heater and window to the front letting in plenty of light.

Shower Room

Shower cubicle, wash hand basin with vanity unit and w.c.

Mezzanine Bedroom

12' 1" max x 11' (3.68m max x 3.35m)

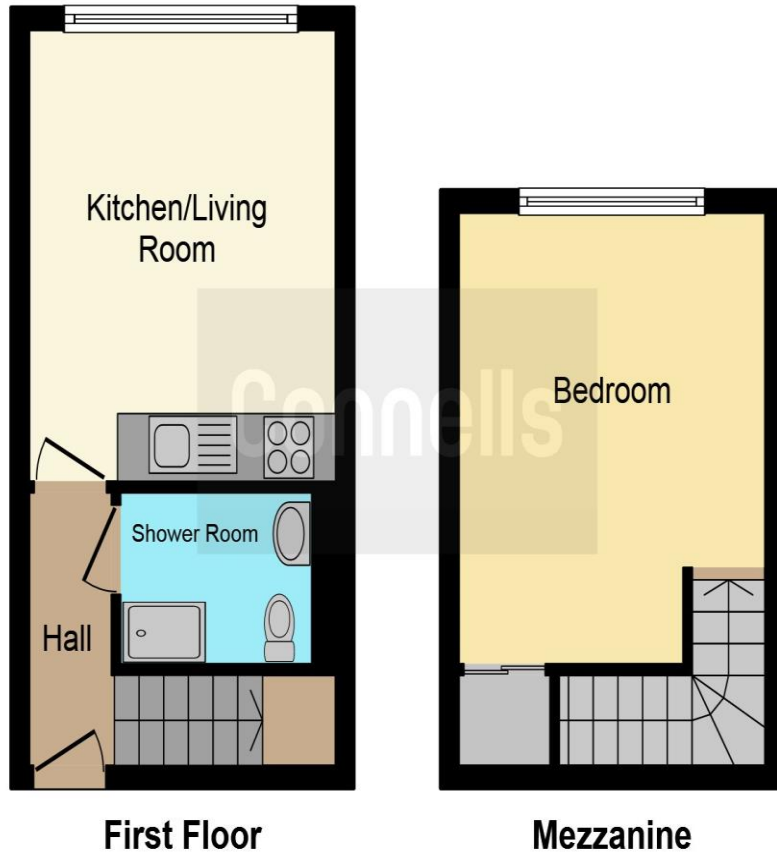
Overlooking the living area, with built-in wardrobe and t.v. point.

Agents Note

Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an associate of an employee of the Connells Group







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Property Ref: LTR319580 - 0004

Tenure: Leasehold

EPC Rating: B

view this property online connells.co.uk/Property/LTR319580

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.