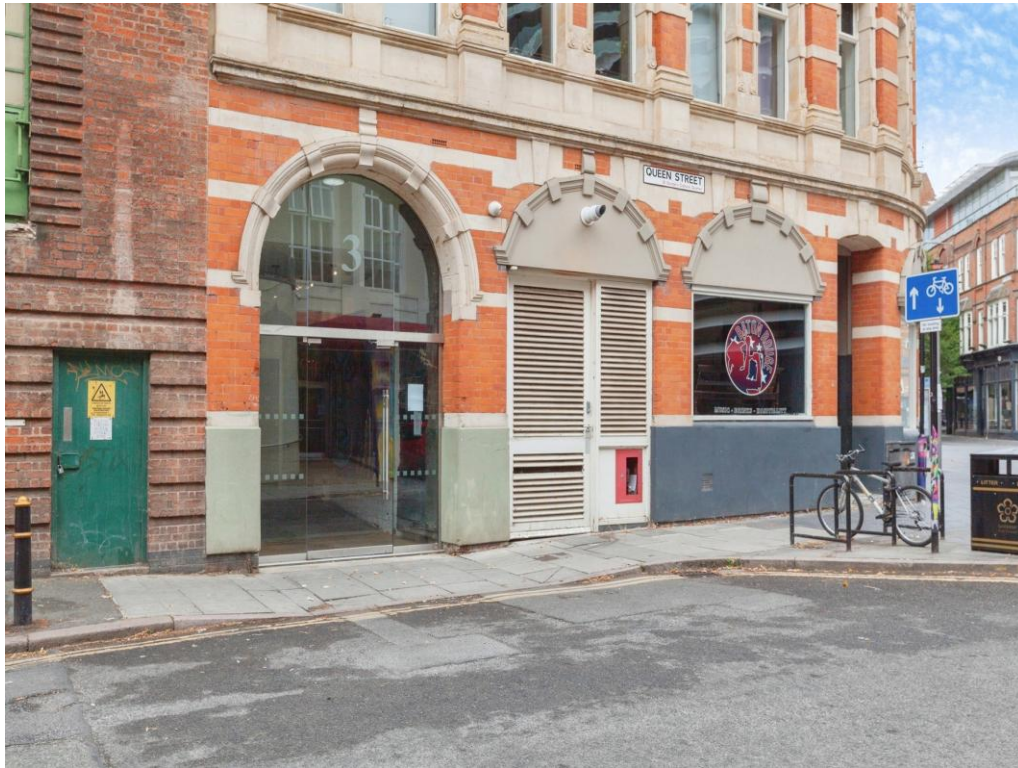




Connells

Queen Street
Leicester



Property Description

Modern Two Bedroom Second Floor Apartment in Leicester City Centre

A well-presented two-bedroom second-floor apartment ideally situated in the heart of Leicester City Centre, offering convenient access to an excellent range of shops, restaurants, leisure facilities, public transport links, and the city's universities.

The accommodation briefly comprises an entrance hall, a spacious open-plan living and kitchen area, two bedrooms, and a modern bathroom. The property benefits from neutral décor throughout and provides comfortable city-centre living ideal for professionals, students, or couples.

Located on Queen Street, the apartment is within walking distance of Leicester Railway Station, Highcross Shopping Centre, St Martin's Square, and a variety of local amenities.

Viewing Highly Recommended.

Hall

A welcoming entrance hallway providing access to all principal rooms within the apartment. The hallway creates a bright and practical entrance to the home. Includes access to the living area, both bedrooms, and bathroom.

Open Plan Kitchen/Living Room

A bright and spacious open-plan kitchen/living area, offering the perfect space for both relaxing and entertaining. The fitted kitchen features a range of wall and base units with ample worktop space, whilst the living area provides plenty of room for comfortable seating and dining furniture. Large windows allow for an abundance of natural light, creating a welcoming and modern living environment.

Bedroom One

A generously sized double bedroom offering ample space for freestanding furniture, including wardrobes and drawers. Benefiting from natural light through the window, this well-proportioned room provides a comfortable and peaceful retreat, ideal for residents seeking both convenience and comfort in a city centre location.

Accessed directly from Bedroom One, the walk-in wardrobe provides excellent storage space with ample room for clothing, shoes, and additional personal belongings. This practical and desirable feature enhances the functionality of the principal bedroom whilst helping to maximise living space throughout the apartment.

Bedroom Two

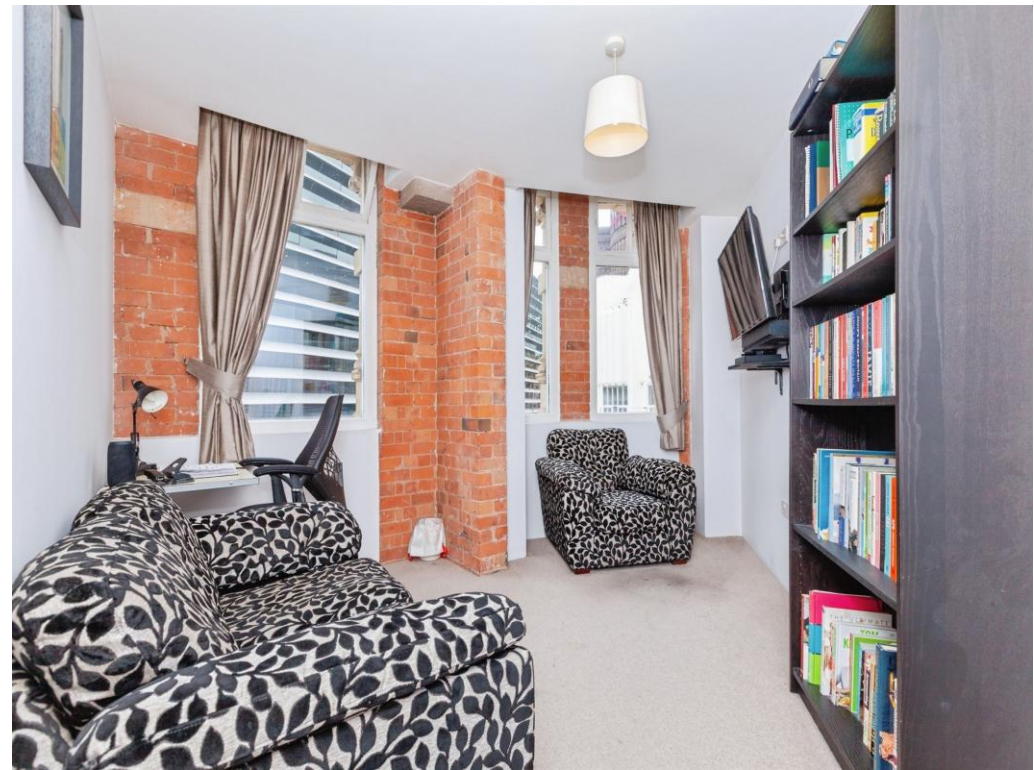
A well-proportioned second bedroom offering versatile accommodation, ideal as a guest room, home office, or additional bedroom. The room benefits from natural light and provides space for a bed and accompanying furniture, making it a practical addition to this city centre apartment.

Bathroom

A modern Jack & Jill bathroom conveniently accessible from both the main hallway and principal bedroom. Fitted with a contemporary three-piece suite comprising a panelled bath with shower over, low-level WC and wash hand basin. Finished to a good standard, the bathroom offers both practicality and convenience for residents and guests alike.

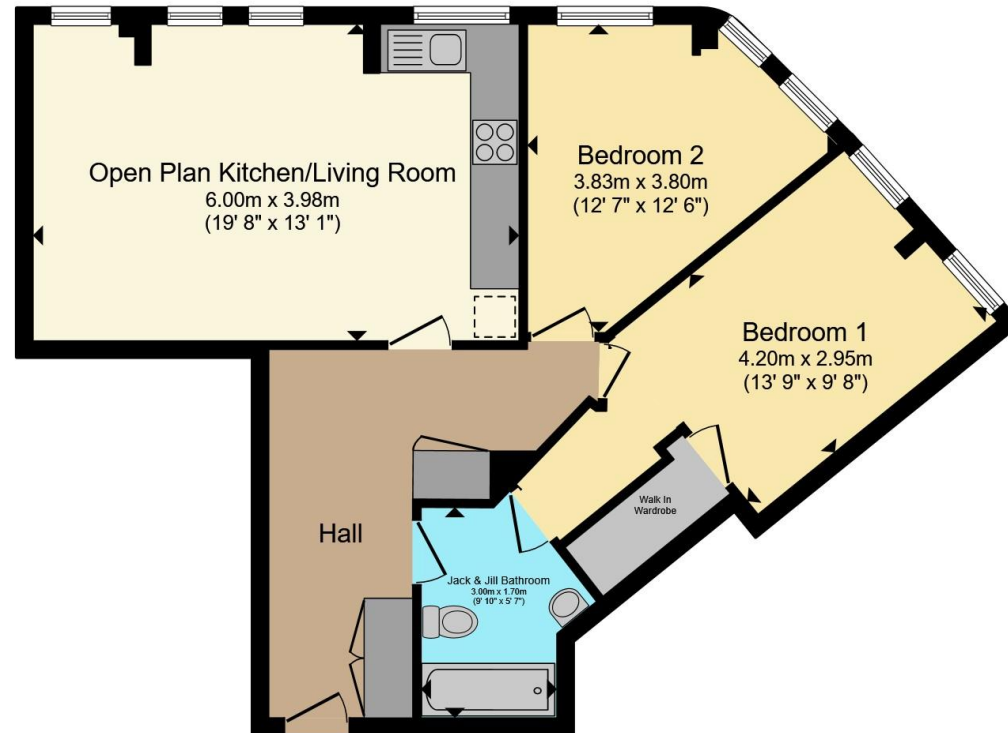
Buyer A.M.L. Fee

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 66.4 m² (714 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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22-24 Halford Street
LEICESTER LE1 1JB

EPC Rating: C

Council Tax
Band: B

Service Charge:
2000.00

Ground Rent:
200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LTR326530

This is a Leasehold property with details as follows; Term of Lease 200 years from 15 Dec 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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