

Connells

Highfield Street
Leicester

Highfield Street
Leicester LE2 1AB

for sale offers in excess of
£90,000







Property Description

Situated in a convenient and sought-after location close to Leicester City Centre, Leicester Railway Station, Leicester Royal Infirmary and De Montfort University. The property offers well-proportioned accommodation comprising a spacious lounge, fitted kitchen, comfortable bedroom and shower room.

Ideal for first-time buyers, investors or professionals seeking city living, the apartment benefits from excellent access to local amenities, transport links, shops, restaurants and leisure facilities.

Viewing is highly recommended to appreciate the accommodation on offer.

Hall

Living Room

The room offers ample space for seating and everyday living, with neutral décor and fitted carpeting creating a comfortable and versatile environment. A radiator provides heating, making this an ideal space for relaxing and entertaining.

Kitchen

Fitted kitchen comprising a range of wall and base units with complementary work surfaces and tiled splashbacks. The kitchen is equipped with an integrated oven and electric hob with extractor hood over, inset sink and drainer, and space for further appliances. A large window provides plenty of natural light, creating a bright and functional space for everyday cooking and meal preparation.

Bedroom

A well-proportioned bedroom featuring a window to the side aspect, allowing for natural light throughout the day. The room offers space for a bed and bedroom furnishings, with neutral décor providing a blank canvas for personalisation. A radiator completes the room, creating a comfortable and practical sleeping space.

Shower Room

A modern shower room fitted with a three-piece suite comprising a low-level WC, wash hand basin set within a vanity unit, and a fully enclosed glazed shower cubicle. The room is complemented by contemporary tiled walls and flooring, creating a stylish and low-maintenance finish. An extractor fan provides ventilation, making this a practical and well-presented space.

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.







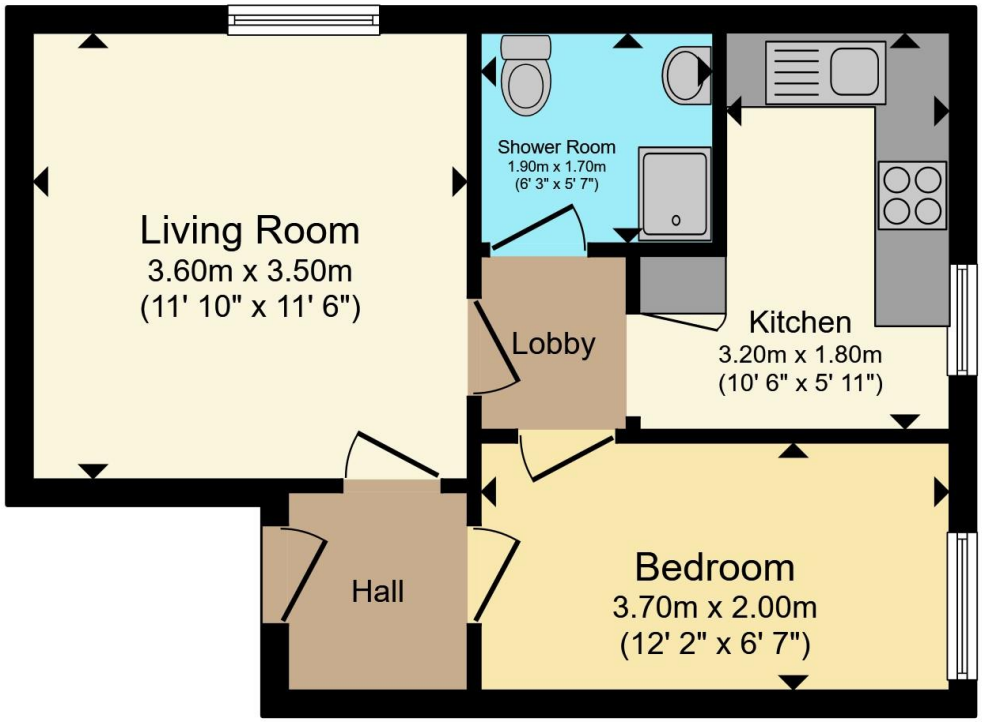

DELUXE
LAUNDRY








DELUXE
LAUNDRY
SPEED
SPEED



Total floor area 35.6 m² (383 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

Connells

To view this property please contact Connells on

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22-24 Halford Street
LEICESTER LE1 1JB

EPC Rating: D

Council Tax Band: A

Service Charge: 64.00

Ground Rent: 50.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LTR326580

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Nov 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.