



20 55 Highcross Street, Leicester, LE1 4PG

Offers in excess of £200,000



****THE QUAD HIGHCROSS**** Set To Let Estate Agents are pleased to offer this 2 Bedroom 2 Bath Apartment For Sale in The Quad, Highcross, LE1 Located in the heart of Leicester City Centre, with all city amenities on the doorstep, this is an ideal City Pad or high yielding investment. Comprises in brief entrance into secure development via key fob system, lift access to all floors. Situated on the third floor, open plan living area/Kitchen with integrated appliance, 2 double size bedrooms, 1 with ensuite shower room and main bathroom with overhead shower.

The Quad also offers its own private garden for residents use.

Call Set To Let Estate Agents on 0116 243 6464 to arrange a viewing

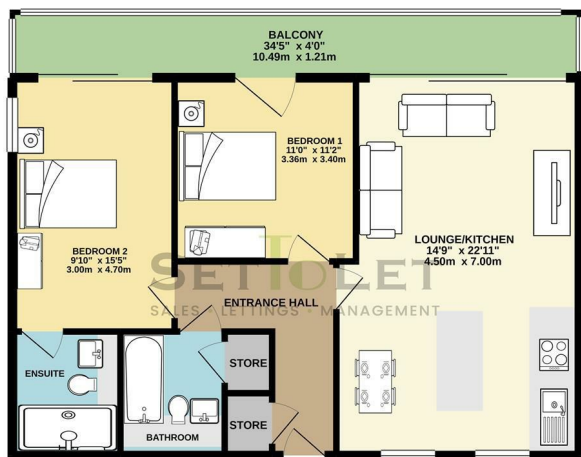
- The Quad, Highcross
- Luxury City Centre Apartment
- Generous Apartment
- Modern Contemporary
- Great Investment Opportunity
- No Chain

Viewing

Please contact our Set To Let Office on 01162436464 if you wish to arrange a viewing appointment for this property or require further information.



GROUND FLOOR
790 sq.ft. (73.4 sq.m.) approx.



2 BED 2 BATH APARTMENT, 3RD FLOOR
TOTAL FLOOR AREA: 790 SQ FT (73.4 SQ M) APPROX.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of items, fixtures, fittings and appliances have not been taken to any great degree of accuracy. This plan is for illustrative purposes only, and should be used as such for any prospective purchase. The actual layout and appearance of the property may vary from the floorplan. All dimensions are approximate and should be used as a guide only. Make sure to check the ground floor plan.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Entrance Hallway

Solid wood front door into hallway with store cupboard to left. Touch panel and video entry system to wall. Doors leading to Lounge/Kitchen, two bedrooms and main bathroom. Downlighters to ceiling.

Lounge/Kitchen

Open plan Lounge with sliding doors leading to large balcony, floor to ceiling balcony doors. Kitchen with integrated appliances, granite worktops finished to a high standard. Centre Island offering further storage space and worktop space.

Bedroom 1

Carpets to flooring, large room with floor to ceiling balcony door with access onto balcony.

Bedroom 2

Carpets to floors, generous size room with fitted wardrobes, large floor to ceiling picture frame window allowing plenty of light and large balcony doors allowing access onto balcony. Door leading to Ensuite.

Ensuite

Access from bedroom 2, tiles to floor, wash hand basin with vanity unit, WC and large shower cubicle.

Bathroom

Access from hallway, tiles to floor, wash hand basin with vanity unit, WC and bath tub with over head shower. Store cupboard with space and plumbing for washing machine.

Balcony

Wood decking to floor, access from Lounge, Bedroom 1 and Bedroom 2. Overlooking St Peters Square in Highcross.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.