



## FOR SALE

1 Bed Apartment in Princess Road East, Leicester LE1 7GH  
£175,000

Stonesby Mews is a modern development located towards the top of New Walk offering both a City Centre lifestyle with quiet leafy surroundings. Located on the first floor this one bedroom apartment is offered chain free and presented to a high standard throughout. The accommodation comprises entrance to communal lobby with stairs rising to first floor, private entrance hall, open plan living and kitchen area, bedroom, bathroom and allocated parking. Call Phillips George to view.



GROUND FLOOR  
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA: 503 sq.ft. (46.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to non-availability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	81	81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- No Upward Chain
- First Floor Apartment
- One Bedroom
- City Centre
- Well Presented Throughout
- Stylish Kitchen
- Open Plan Living Area
- Lengthy Lease

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

