



**Connells**

Alexandra House Rutland Street  
Leicester



### Property Description

Connells are delighted to present this one-bedroom ground floor apartment located in the heart of Leicester's vibrant Cultural Quarter. This property offers modern city living with excellent access to shops, restaurants, theatres, and the train station.

Alexandra House offers a compact yet stylish living space in Leicester's Cultural Quarter. With its central location and no upward chain, it is perfect for buyers seeking convenience or investors looking for strong rental potential. Just moments from the Curve Theatre, Phoenix Cinema, and a wide range of bars, restaurants, and shops. Leicester train station is within walking distance, making commuting simple and convenient.

Living at Alexandra House means enjoying city-centre convenience with everything on your doorstep. Whether it's catching a show at the Curve, dining at Leicester's diverse restaurants, or shopping at Highcross, this apartment places you at the centre of it all.

### Kitchen

9' 9" x 9' 7" ( 2.97m x 2.92m )

Fitted with a range of wall and base units, integrated appliances including oven, hob, and extractor fan and stainless steel sink with drainer

### Bathroom

7' 9" x 6' 3" ( 2.36m x 1.91m )

White three piece suite comprising panelled bath with shower over, wash hand basin and low level WC, part tiled walls and flooring



### Entrance Hall

7' 9" x 3' 9" ( 2.36m x 1.14m )

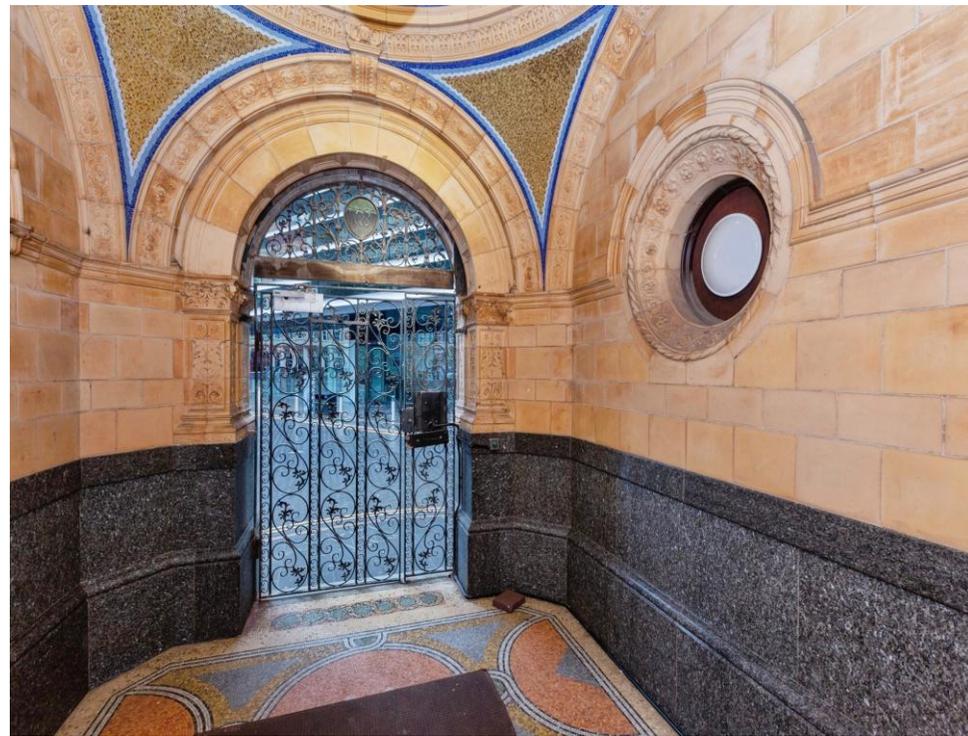
The property is accessed via a secure communal entrance leading into a welcoming entrance hall.

### Lounge/Bedroom

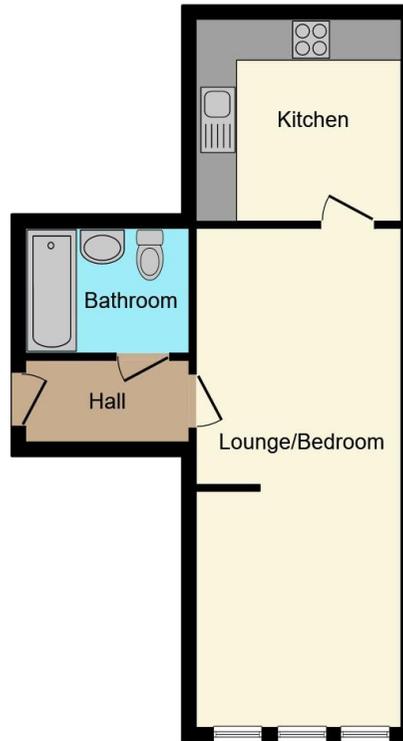
9' 9" x 24' 8" ( 2.97m x 7.52m )

Bright and airy with large windows allowing natural light, neutral decor and carpet flooring









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](http://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: A

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LTR325509](http://connells.co.uk/Property/LTR325509)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. 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.

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