

306 DYERS GATE

LEICESTER



JAMES
SELLICKS

SALES LETTINGS SURVEYS MORTGAGES

306 Dyers Gate

8 Bath Lane
Leicester LE3 5BE

An attractive apartment located on the third floor of this popular development, enjoying fantastic views over the River Soar.

Electric heating | video intercom system | communal entrance hall | private entrance hall | open plan living area/kitchen | balcony | master bedroom | second bedroom/study | bathroom | parking | EPC-C

LOCATION

The property is conveniently located for ease of access into city centre with its professional quarters and mainline railway station, excellent motorway access at Junction 21 of the M1, and is only a short walk from Braunstone Gate and Narborough Road providing shopping facilities and popular bars and restaurants.

ACCOMMODATION

The property is entered via a smart communal entrance hall with intercom system, stairs and lifts servicing all floors. A private entrance hall is entered via a solid wood front door and has halogen down spotlights, intercom system and wood laminate effect flooring. The living area is open plan and offers sitting, dining and kitchen areas; a double glazed door with large windows to sides gives access onto a balcony overlooking the River Soar. The kitchen boasts a good range of eye and base level units and drawers with ample preparation surfaces, a stainless steel sink and drainer unit, a four-ring halogen hob with oven under, stainless steel splashback and extractor hood, integrated dishwasher, washer-dryer and fridge-freezer, halogen down spotlights and tiled flooring.

The master bedroom has a double glazed door with large windows to sides giving access onto a balcony enjoying river views. There is also a useful second bedroom/study entered via double doors from the living area. The accommodation is completed by a bathroom having a double shower cubicle, a low flush WC, wall hung wash hand basin and tiled bath with further shower attachment, electric shaver point, heated chrome towel rail, halogen down spotlights, fully tiled walls and tiled flooring.

PARKING

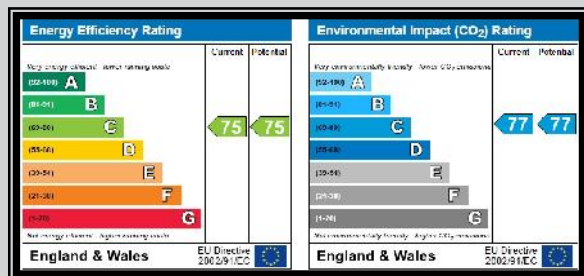
The property enjoys allocated basement parking behind electric gates.

DIRECTIONAL NOTE

Proceed out of Leicester via Belvoir Street. At the end of the road bear left on to Welford Road and continue to the second set of traffic lights turning right onto Carlton Street then bearing right onto Oxford Street. Keep in the left hand lane proceeding up onto South Gates towards The Holiday Inn roundabout (St Nicholas Circle). Take the third exit onto Vaughan Way, keeping left and turning left onto Holy Bones. Continue to the end of the road and turn left onto Bath lane where the development can be located on the right hand side.

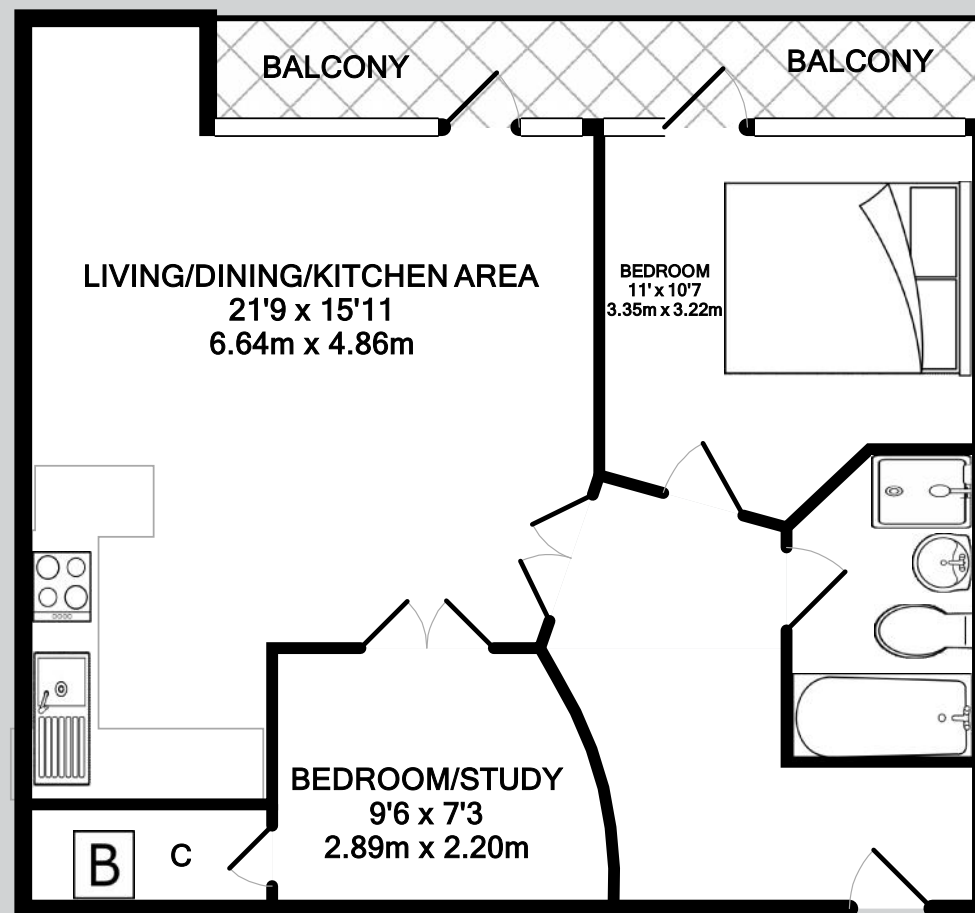






Apartment 306 Dyer's Gate, 8 Bath Lane, Leicester LE3 5BE
Total Approximate Gross Internal Floor Area
589 SQ FT / 54.8 SQ M

Measurements are approximate.
 Not to scale.
 For illustrative purposes only.



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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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