



**Chatham Street,**  
Leicester, Leicestershire, LE1 6AY

**NEWTON**FALLOWELL 

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Leicester, Leicestershire, LE1 6AY  
£189,950**

A superbly presented GROUND FLOOR APARTMENT having modern fixtures and fittings with TWO DOUBLE BEDROOMS located within LEICESTER CITY CENTRE LE1 and offering an ideal first time buy or investment: Newton Fallowell Oadby are pleased to offer For Sale this well maintained apartment having spacious rooms with a secure communal entrance and being within walking distance of the train station, shops and restaurants. The accommodation comprises of a hallway entrance leading into an open plan lounge and modern fitted kitchen with integrated appliances, there are two double bedrooms with fitted wardrobes along with a well presented bathroom. The property is offered with no upward chain. Call Newton Fallowell Oadby for FREE No Sale No Fee Sales Valuations.

**Accommodation**

**Hallway**

Hallway entrance with laminate flooring, spot lights to ceiling, storage cupboard, video intercom phone and doors to all rooms.



### Lounge & Kitchen

21'9" x 11'4" (6.65 x 3.46)

Open plan lounge and kitchen/diner having laminate flooring throughout, double glazed window to the front aspect, spot lights to ceiling, electric wall heater, the kitchen has granite effect worktops, base and wall mounted storage cupboards, oven and electric hob with extractor hood over, integrated dishwasher, washing machine, fridge and freezer.

### Bedroom One

13'1" x 10'1" (4.01 x 3.09)

Double bedroom having carpet flooring, built in wardrobe, electric wall heater, double glazed window to the front aspect.

### Bedroom Two

12'3" x 8'7" (3.74 x 2.64)

Double glazed window to the front elevation, carpet flooring, electric wall heater, built in wardrobe, double bedroom.

### Bathroom

Modern fitted bathroom suite having low level flush w/c, vanity wash hand basin, bath with shower over, tiled floor and part tiled walls, spot lights to ceiling, wall mounted heated towel rail.

### Outside

Communal entrance door with intercom and key fob access leading into a reception area with lift to all floors.

### Tenure

The property is to be sold on a long leasehold basis on a 250 year term from January 2018, service charge of £1,638.55 and ground rent of £173pa.

### Council Tax Information

Leicester City Council - Tax Band C. Please be advised that when a property is sold or extended, local authorities reserve the right to re-calculate the council tax band.

### Viewing Arrangements

Viewings are strictly by appointment only. Please contact one of our sales experts at our Oadby office or via email.

### Thinking Of Selling? FREE Sales Valuations

If you are thinking of selling your home Newton Fallowell provide FREE NO SALE NO FEE valuations for both sales and rentals, contact our senior sales valuer to arrange an appointment.

### Money Laundering Regulations

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

### Agents Notes

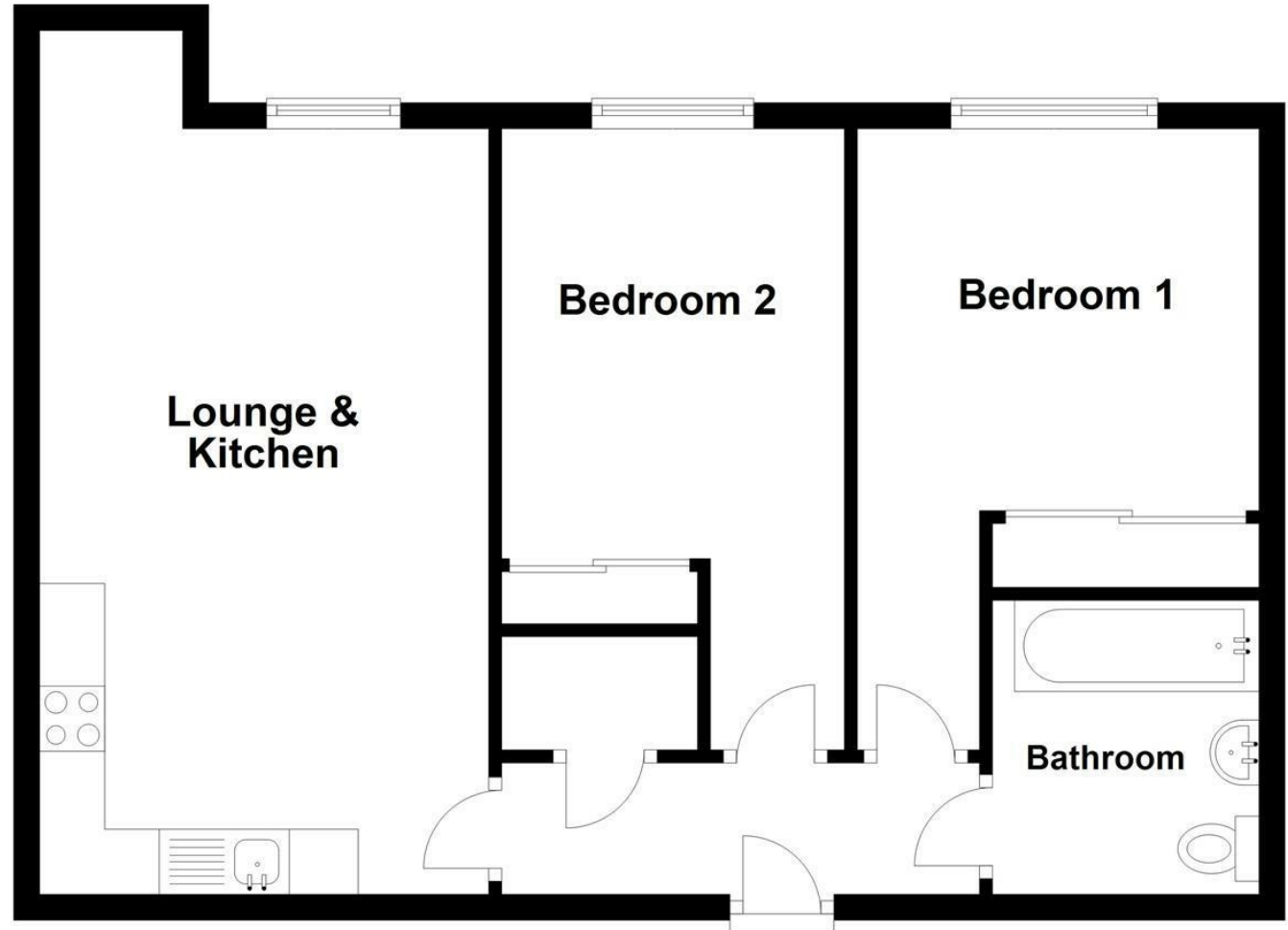
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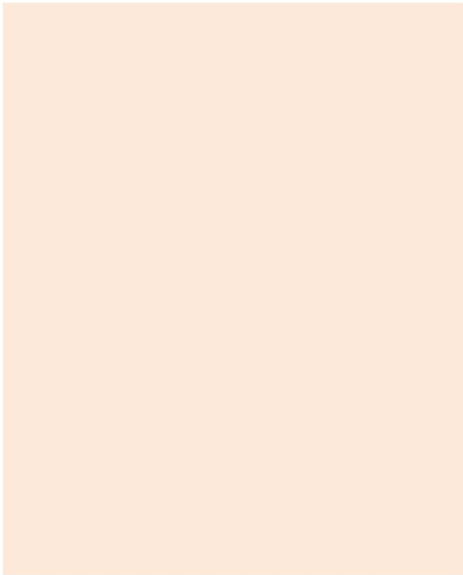


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

## Ground Floor



Floor Plan measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.



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