



## FOR SALE

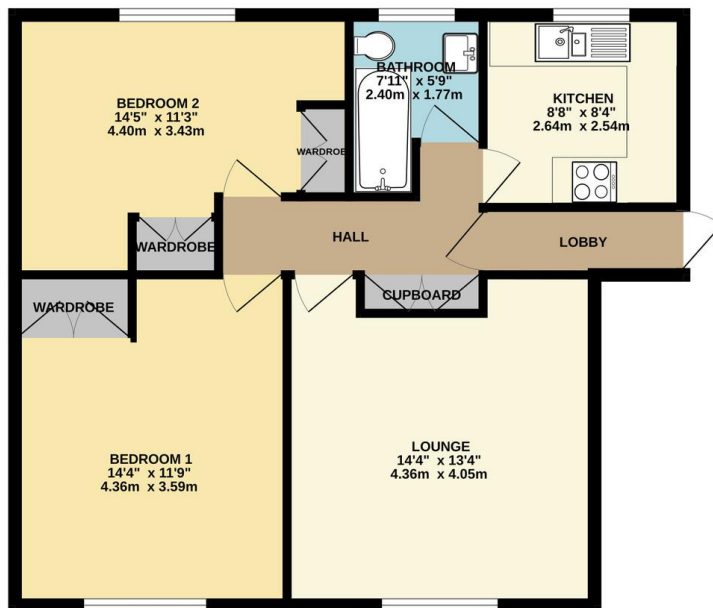
2 Bed Flat in Fosse Road South, Leicestershire LE3 0FY  
£120,000

Offered chain free, this well presented two bedroom first floor flat is situated in the sought-after development of Janeleigh Court on the borders of Leicester's vibrant West End. The property has been refurbished featuring a modern kitchen and bathroom, and offers two good sized bedrooms. Additional benefits include a garage in a separate block and a competitive price, reflecting a slightly reduced remaining lease. This is an excellent opportunity for first time buyers, investors, or those looking to downsize. Contact Phillips George today to arrange a viewing.



GROUND FLOOR  
684 sq.ft. (63.6 sq.m.) approx.

EPC To Follow.



TOTAL FLOOR AREA: 684 sq.ft. (63.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan depicted 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 given in their operability or efficiency on the ground.  
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- First Floor Flat
- Two Bedrooms
- Highly Popular Location
- Chain Free
- New Kitchen
- New Bathroom
- Garage In Block
- Well Presented

**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.

