

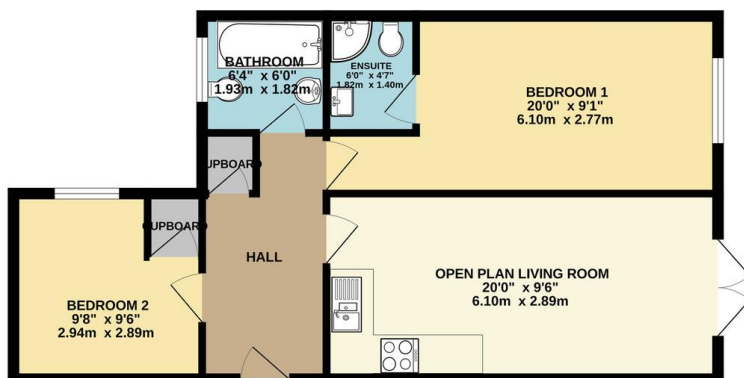
FOR SALE

2 Bed Apartment in Charles Street, Leicester LE1 1LB
£135,000

Located in Templar House on Charles Street in the City Centre this two bedroom first floor apartment is offered with no upward chain and would make an ideal first time buy or investment opportunity with a potential rental income up to £1000 PCM. The accommodation comprises of communal entrance lobby, stairs and lift rising to all floors, private entrance hall, open plan living kitchen with fitted alliances inc, two double bedrooms, master ensuite, bathroom. Call Phillips George to view.



GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA: 581 sq.ft. (54.0 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	82	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- First Floor Apartment
- City Centre Location
- Modern Development
- Two Bedrooms
- Master Ensuite Shower
- Open Plan Kitchen & Living Space
- Double Bedrooms
- No Upward Chain

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.

