



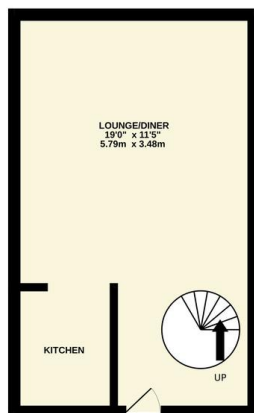
FOR SALE

1 Bed Studio in Marquis Street, Leicester LE1 6RS
£85,000

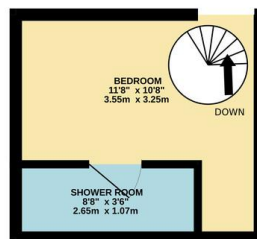
Quirky studio apartment in the well thought of Driver Building on Leicester's King Street available for sale. The property is open plan in design, featuring a ground floor living area with kitchen, together with a sleeping area and shower room on a mezzanine floor accessed by a spiral staircase. Well maintained throughout, the property benefits from Velux windows and integrated fridge with freezer compartment and washing machine. An ideal first time buy or investment.



GROUND FLOOR
217 sq.ft. (20.2 sq.m.) approx.

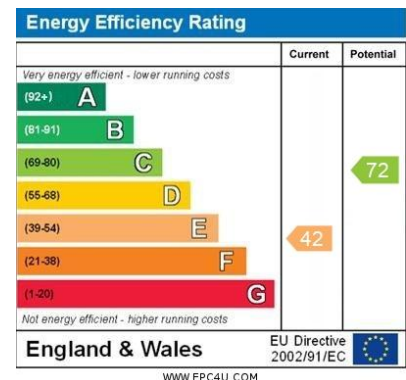


1ST FLOOR
124 sq.ft. (11.5 sq.m.) approx.



FLOORPLAN BY PHILLIPS GEORGE ESTATE AGENTS

TOTAL FLOOR AREA: 341 sq.ft. (31.7 sq.m.) approx.
While 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 misstatement. 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 as to their operability or efficiency can be given.
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- One Bedroom Apartment
- Mezzanine Bedroom
- Fourth Floor
- City Centre Location
- Shower Room
- Well Maintained Throughout
- Electric Heating, No Gas
- Car Parking Available Separately

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.

