



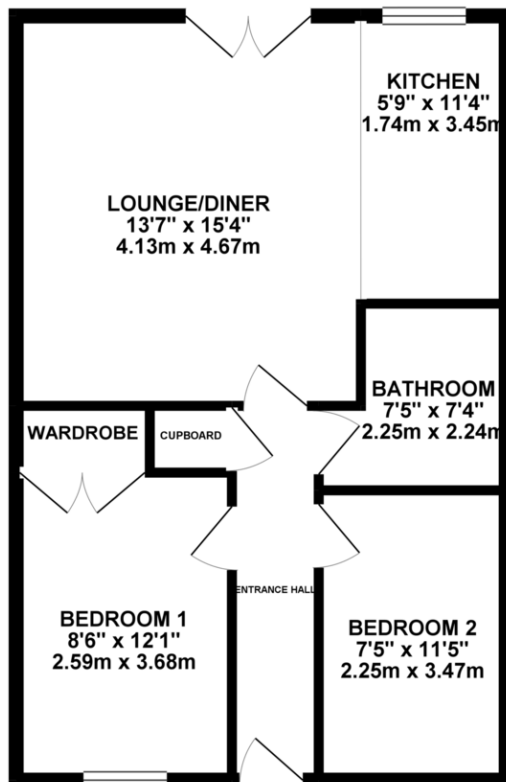
FOR SALE

2 Bed Ground Floor Apartment in Welford Road, Leicester LE2 6BD
Offers Over £150,000

This smart, two bedroom ground floor apartment is well located for Leicester City, train links, local amenities and is a great FTB or investment being offered to market with NO CHAIN! This super property is neutrally decorated throughout, having two double bedrooms and benefits from a private patio area. The accommodation comprises: Private entrance hall, lounge/diner, kitchen, main bedroom with built-in wardrobe, second further double bedroom and modern bathroom. Outside the apartment benefits from its own private entrance, gravel garden area and to the rear is a wrought iron railed patio area. There is also the extra bonus of secure gated parking!



GROUND FLOOR 579.18 sq. ft.
(53.81 sq. m.)



TOTAL FLOOR AREA : 579.18 sq. ft. (53.81 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 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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for
poses only
upon and

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

- Ground Floor Apartment
- NO CHAIN!
- Ideal FTB Or Investment
- Walking Distance To City
- Well Proportioned Accommodation
- Modern Kitchen & Breakfast Bar
- Two Double Bedrooms
- Secure Off Road Parking

