



119 THE ATRIUM, 2, MORLEDGE STREET, LEICESTER, LE1 1ST

A one bedroom apartment located within the Cultural Quarter of Leicester City Centre. The accommodation is approached via a communal entrance with entry system. The generously proportioned apartment has accommodation including: Entrance hall, open plan living/dining/kitchen, one bedroom and bathroom.

The apartment is being offered for sale with no upward sales chain.

GUIDE PRICE £75,000

Call 0116 2429922 for further information

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

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LOCATION

The Atrium is situated in the heart of the popular Cultural Quarter in Leicester City Centre. Just ten minutes walk from both the mainline railway station with rail services in all directions including London St Pancras and the Eurostar link and Highcross Shopping Centre with its anchor John Lewis store, it is surrounded by theatres, cinema, restaurants and reaps all the benefits of living in the heart of the City.

VIEWING & DIRECTIONAL NOTE

All viewings should be arranged through Andrew Granger & Company 0116 242 9922.

The Atrium is located on Morledge Street in the City Centre within close proximity to The Curve Theatre.

ACCOMMODATION IN DETAIL

ENTRANCE HALLWAY

With electric wall mounted heater, telephone intercom system and doors leading to living/dining/kitchen area, bedroom and bathroom.

LIVING / DINING / KITCHEN 26'9" x 12'3" (8.17 x 3.759)

Kitchen area fitted with a range of wall and base level units with worktop space over, 4 ring electric hob with extractor hood over, built in electric oven, circular stainless steel sink unit with matching drainer and mixer taps, tiled splash back and space for integrated fridge freezer. Large double glazed window and two electric wall mounted heaters.

BEDROOM 12'5" x 9'6" (3.80 x 2.90)

With large double glazed windows and electric wall mounted heater.

BATHROOM

Fitted with a three piece suite comprising bath with shower over, shower screen, low flush w.c, wash hand basin, tiled floor, tiled splash back and useful built in mirrored cupboard.

MONEY LAUNDERING

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

APPRAISALS & SURVEYS

If you have a house to sell then we offer a Free Valuation, without obligation.

Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our Surveying Department on 0116 242 9933.

ENERGY PERFORMANCE CERTIFICATE

Energy performance rating - E.

LEASEHOLD

The property is leasehold and the term of the lease is 125 years from 1 January 2004.

SERVICE CHARGE

The service charge from 1 January 2020 to 31 December 2020 is £1212.72

GROUND RENT

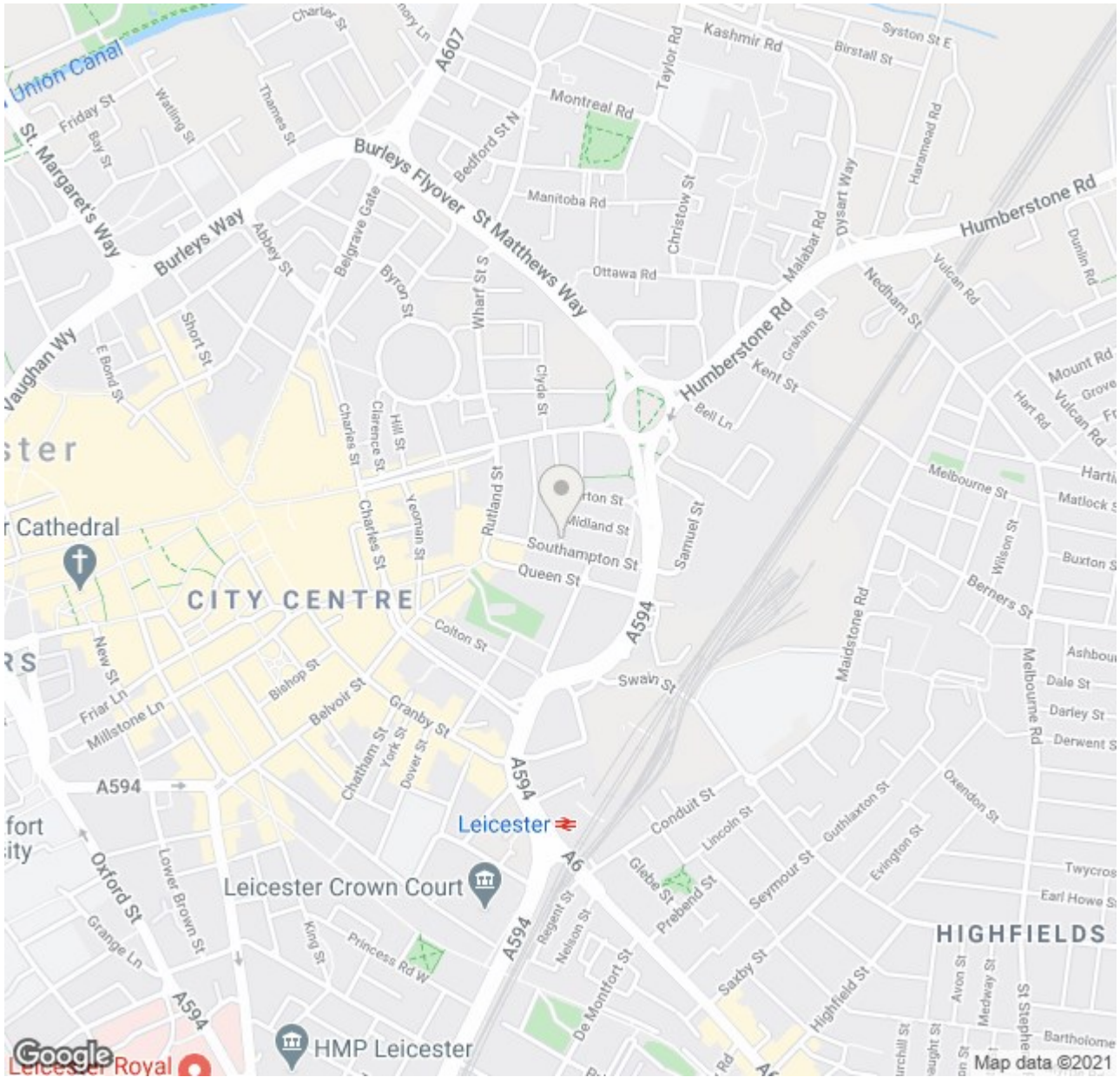
The yearly ground rent for from 1st January 2020 to 31st December 2020 is £150.

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