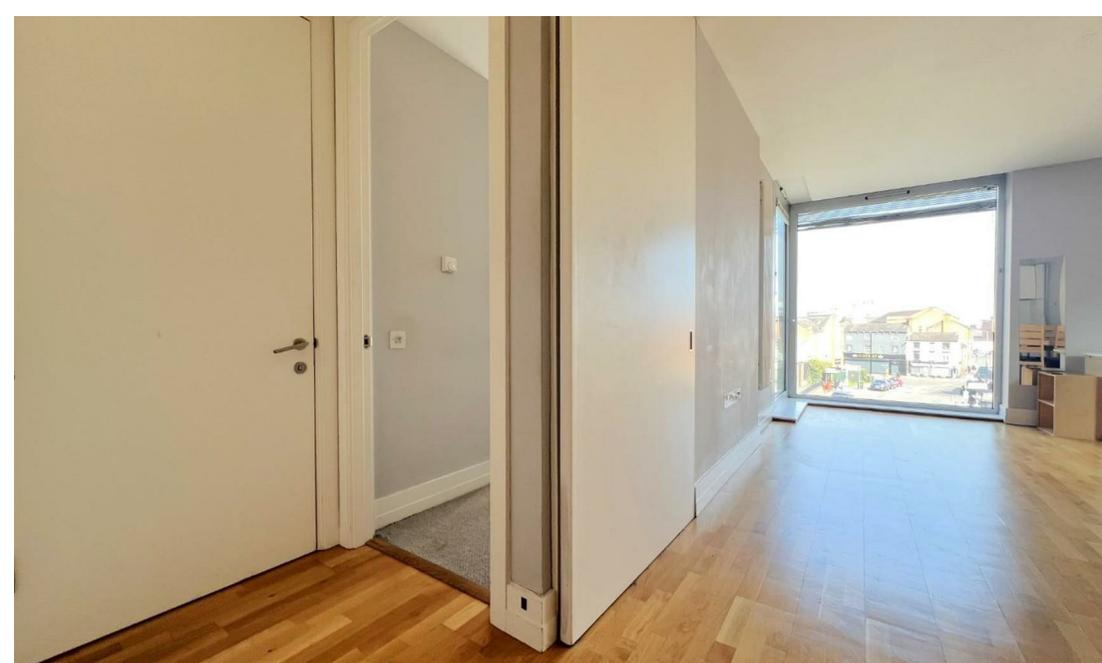




Arcus Apartments, East Bond Street,  
Leicester, LE1





- FIRST FLOOR DOUBLE BEDROOM APARTMENT
- CITY CENTRE LOCATION
- CONTEMPORARY OPEN PLAN LIVING
- LIFT ACCESS
- PREVIOUSLY LET FOR £900PCM
- PRIVATE BALCONY
- CASH BUYERS
- MUST SEE PROPERTY
- SOLD VIA MODERN METHOD OF AUCTION
- PERFECT FOR BTL INVESTORS

SellMyHome are delighted to present this STUNNING ONE-BEDROOM APARTMENT in the sought-after Arcus Apartments, situated in the heart of Leicester's vibrant city centre!

Step inside and be impressed by the bright and spacious open-plan living area, designed for comfort and functionality. Floor-to-ceiling windows flood the space with natural light, creating a warm and inviting atmosphere. The sleek, high-spec kitchen boasts integrated appliances —perfect for cooking and entertaining in style. The generously sized double bedroom is a peaceful retreat, featuring plush carpeting and a fitted wardrobe for seamless storage. The modern bathroom is finished to an exceptional standard, complete with a luxurious rainfall shower, stylish fittings, and contemporary tiling. This apartment also benefits from a private balcony, secure intercom entry and lift access, ensuring convenience and security. With its prime location, you're just moments away from an array of restaurants, shops, and cultural hotspots, including John Lewis and Highcross as well as excellent transport links for easy commuting.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

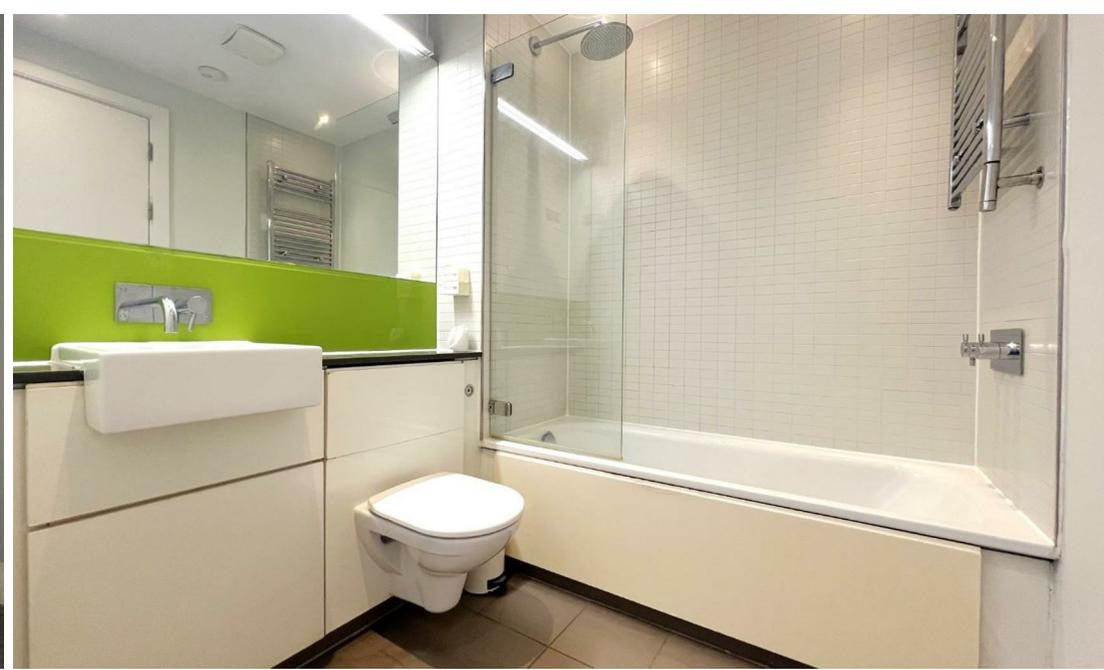
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent



By Auction: £77,000



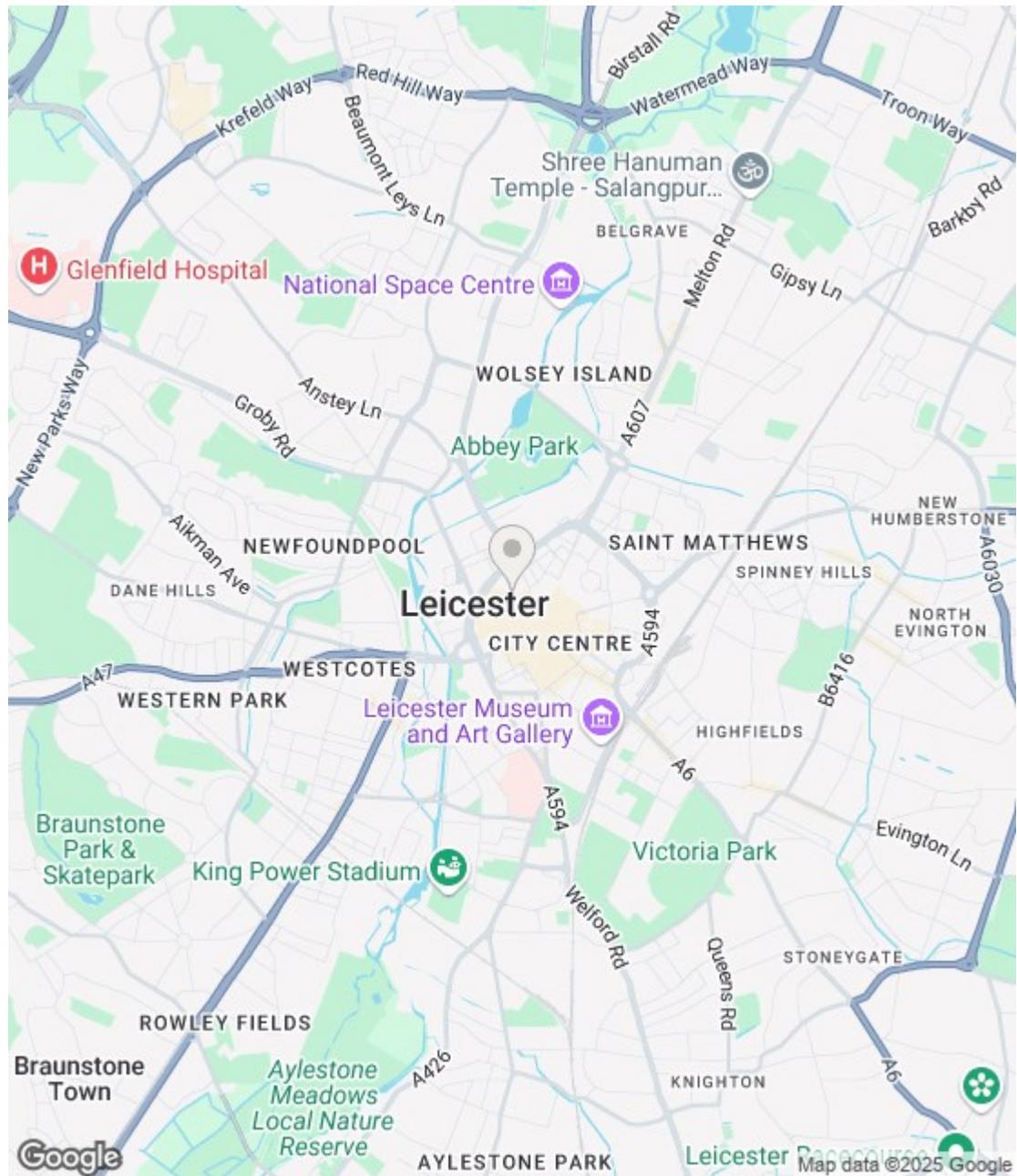


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Second Floor

Approx. 46.4 sq. metres (498.9 sq. feet)



Total area: approx. 46.4 sq. metres (498.9 sq. feet)

(1) MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. (2) These particulars do not constitute part or all of an offer or contract. (3) The description, measurements & specifications indicated have been approved by the Vendor, for guidance only and as such must be considered incorrect. While every effort has been made to ensure the accuracy of the information provided, we cannot be held responsible for any errors or omissions. Potential buyers are advised to recheck measurements before committing to any expense. (4) We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. (5) Financial Advice: Any financial information or advice provided in this brochure is not intended as financial or legal advice. We recommend that you seek independent financial and legal advice before making any decisions regarding property transactions. (6) Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. Energy Performance Certificates are available upon request. EPC ratings and related details are accurate as of the date of publication, but may change over time. (7) We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. (8) Subject to Availability: All properties and prices are subject to availability and may be withdrawn or amended without notice. We do not guarantee the continued availability of any property listed in this brochure. (9) Third-Party Services: Any references to third-party services, such as solicitors, surveyors, or financial advisors, are for information only. We do not endorse or recommend any particular service provider. (10) Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts. (11) Viewing Arrangements: Viewings of properties are by appointment only and should be arranged through the estate agent. (12) Legal Information: Buyers should verify all legal and planning details with the relevant authorities and professionals before proceeding with a purchase.