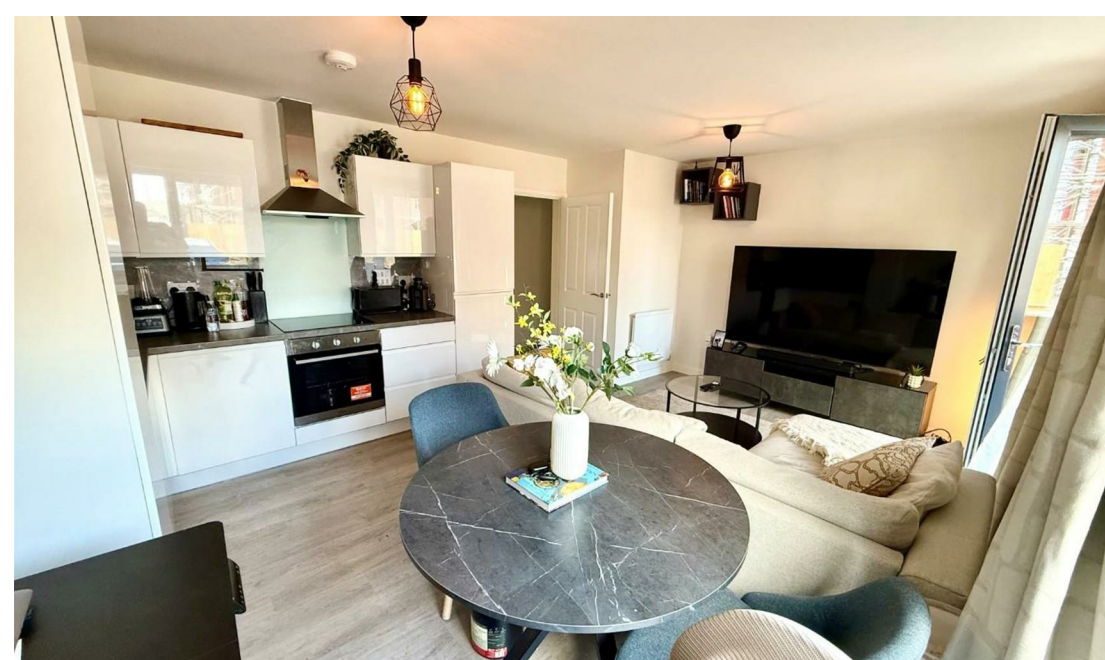




42 Pingle Wharf Approach, Leicester, LE3

2  1  1  B 

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- TWO BEDROOM APARTMENT
- SHOWER ROOM
- OPEN PLAN KITCHEN
- IDEAL FIRST TIME BUY
- GROUND FLOOR
- OPEN PLAN LIVING AREA
- ALLOCATED PARKING SPACE
- CANEL VIEWS

SellMyHome are pleased to offer this two-bedroom ground floor apartment located at 42 Pingle Wharf Approach in the vibrant city of Leicester. This delightful property is perfect for first-time buyers seeking a modern and convenient living space.

As you enter, you will be greeted by a spacious open plan living area that seamlessly integrates with the kitchen, creating an inviting atmosphere for both relaxation and entertaining. The layout is designed to maximise space and light, making it a wonderful place to unwind after a long day.

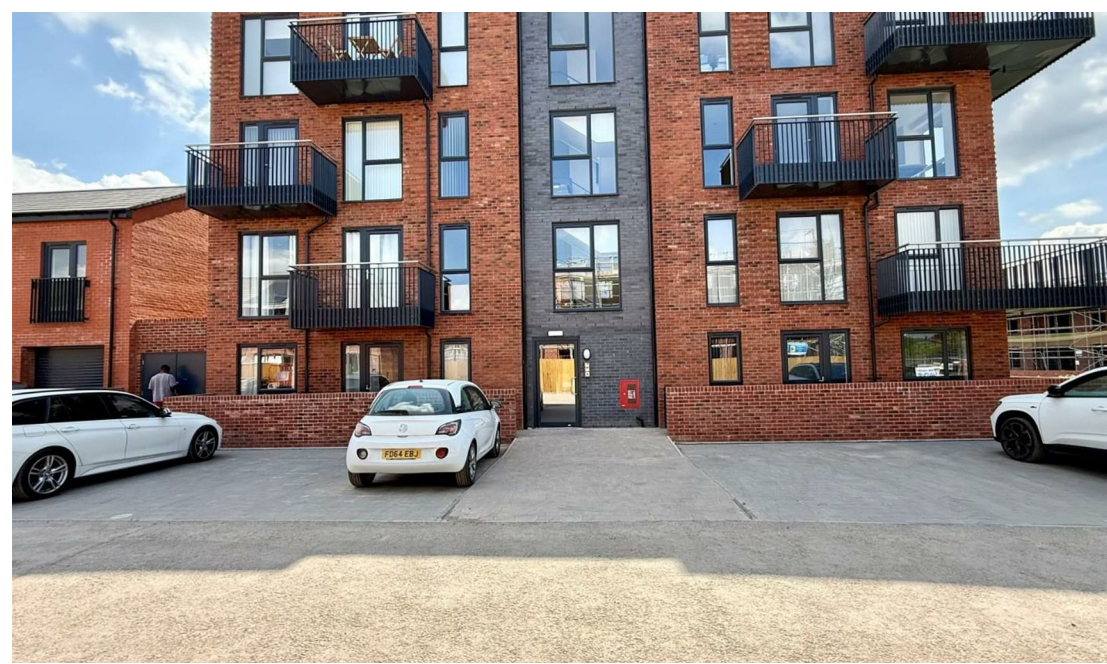
The apartment features two well-proportioned bedrooms, providing ample room for rest and personalisation. The contemporary shower room is both stylish and functional, catering to your daily needs with ease.

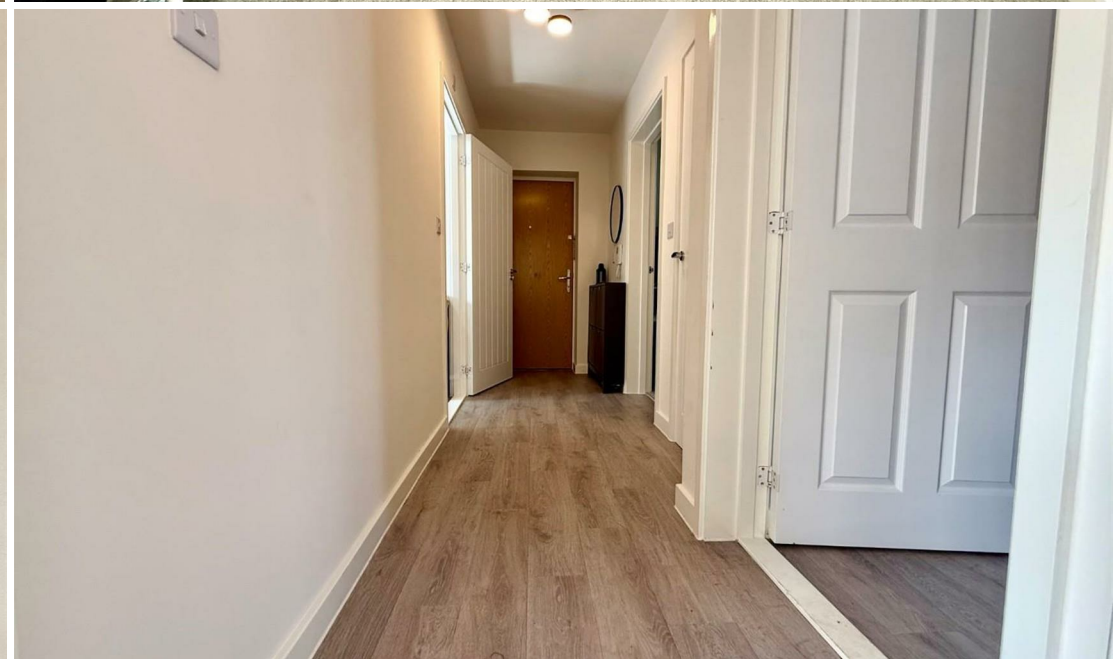
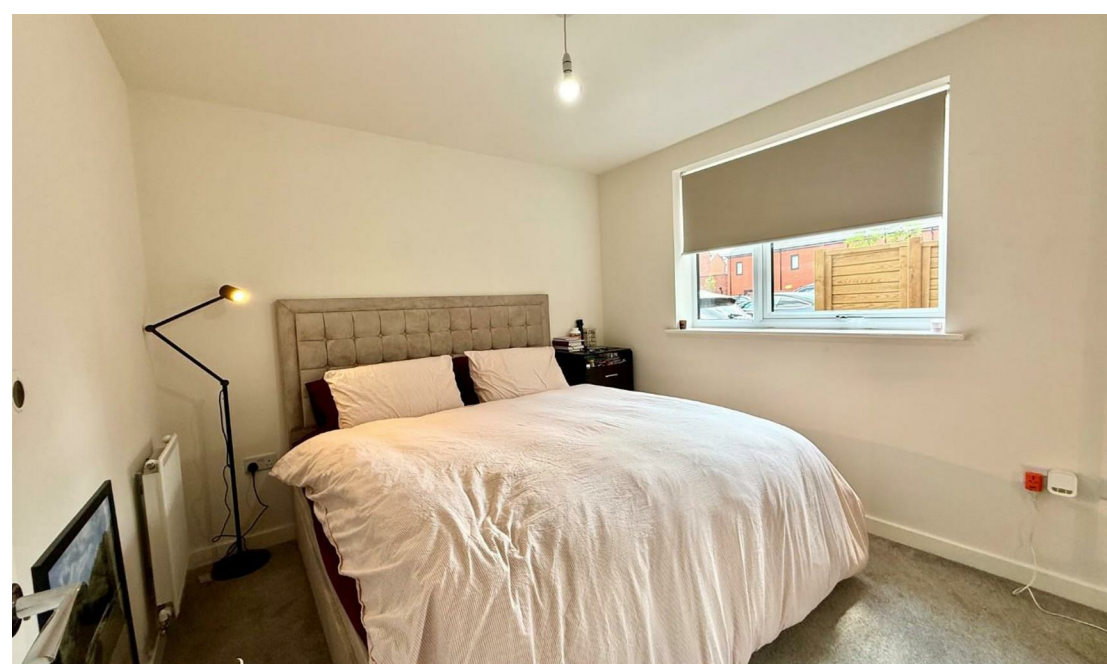
One of the standout features of this property is the allocated parking space, a valuable asset in a bustling city like Leicester. This ensures that you have a secure and convenient place to park your vehicle.

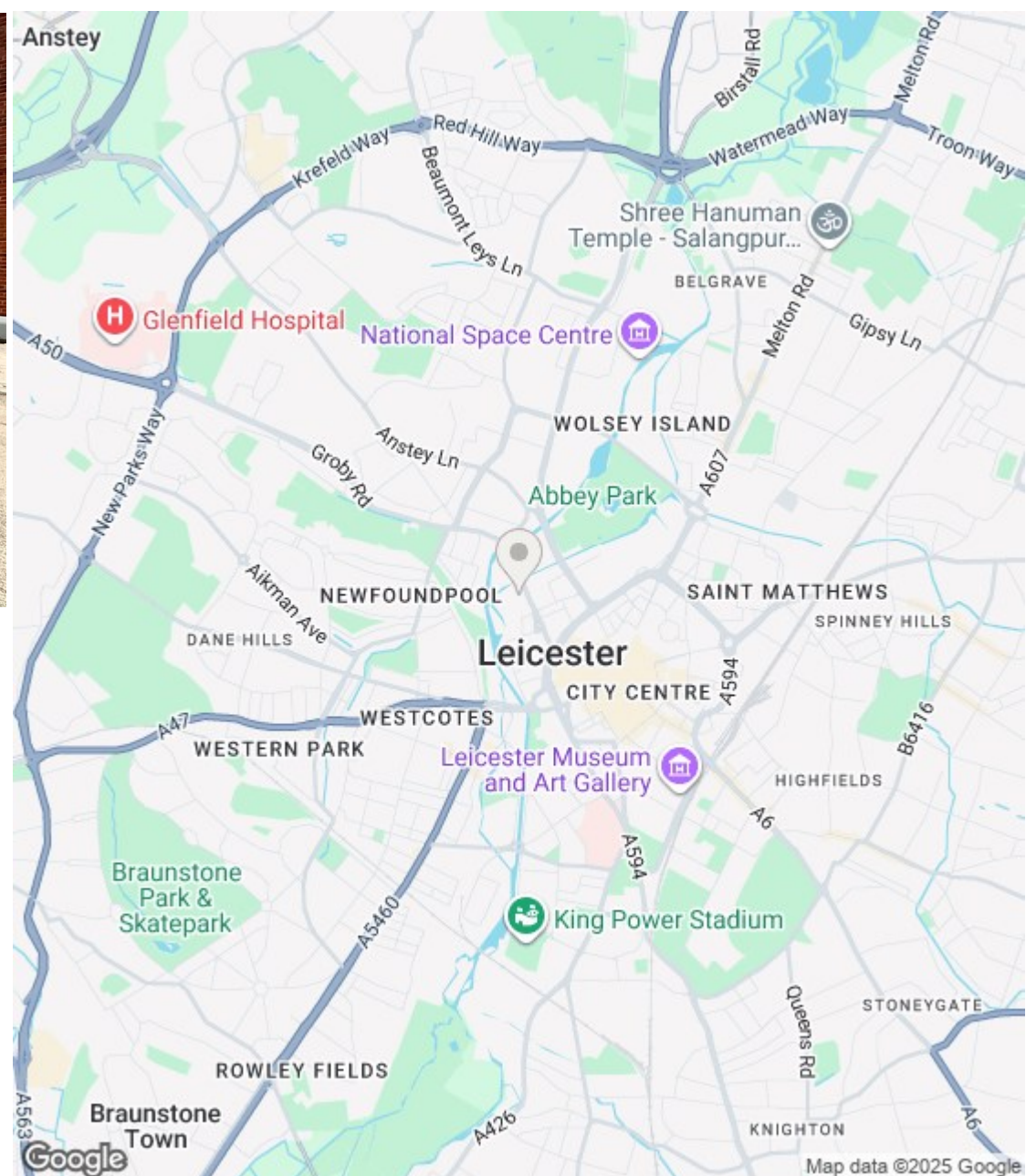
Situated in a desirable location, this apartment offers easy access to local amenities, transport links, and the vibrant culture that Leicester has to offer. Whether you are looking to enjoy the city's rich history, diverse dining options, or lively entertainment scene, you will find it all within reach.

In summary, this two-bedroom ground floor apartment at Pingle Wharf Approach is an excellent opportunity for those looking to step onto the property ladder. With its modern features, convenient location, and allocated parking, it is a must-see for anyone seeking a comfortable and stylish home.

Price Guide: £215,000







### 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	

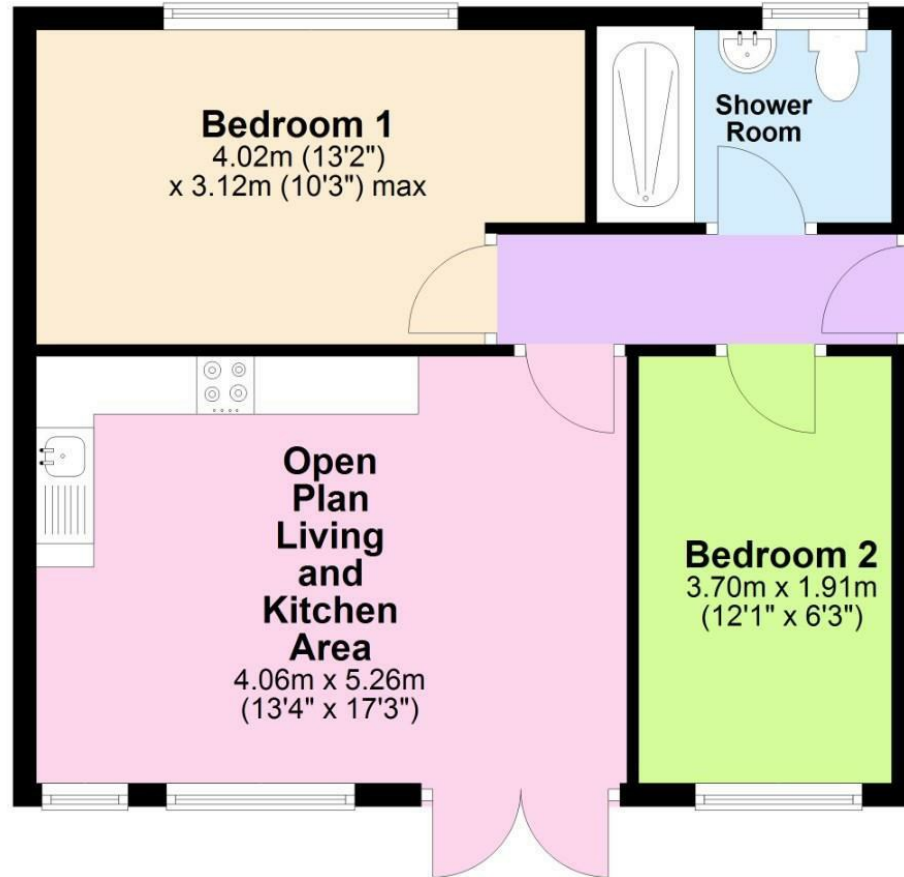
### Environmental Impact (CO<sub>2</sub>) Rating

	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	



## Ground Floor

Approx. 48.1 sq. metres (518.0 sq. feet)



Total area: approx. 48.1 sq. metres (518.0 sq. feet)

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