



The River Buildings, Western Road,

Leicester, LE3  
2  1  1  C 





- MODERNISED TWO BEDROOM APARTMENT
- OPEN PLAN LIVING
- EPC RATING - B
- IDEAL LOCATION

- PRIVATE PARKING
- PERFECT FOR INVESTORS OR FIRST TIME BUYERS
- GATED ENTRY
- MUST SEE PROPERTY

SellMyHome are delighted to bring to the market this fully refurbished two bedroom apartment located in The River Buildings, Western Road, LE3.

Being offered with vacant possession, this stunning apartment is certainly not one to miss out on.

Internally, the rear of the apartment has an open plan lounge/diner with the kitchen neatly tucked away in its own alcove. Furthermore, this area of the apartments benefits from having double French doors that open out onto your own private balcony giving you luxury views over the nearby canal and Bede Park.

To the front of the apartment you will find a double bedroom and a further single bedroom, three piece family bathroom including W/C, wash hand basin and shower cubicle.

The River Buildings is situated just a 5 minute walk from the local superstore, 15 minute walk to Leicester City Centre and a short drive to the M1/M69; perfect for commute routes.

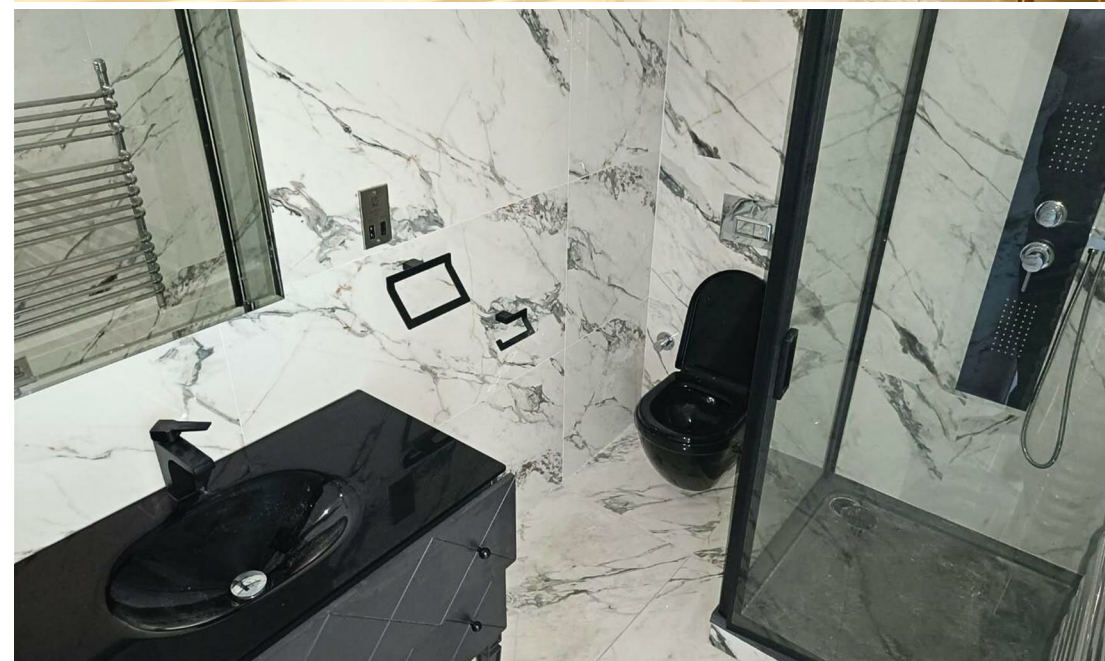
Please contact SellMyHome to avoid missing out on this fantastic property!

#### LEASE DETAILS

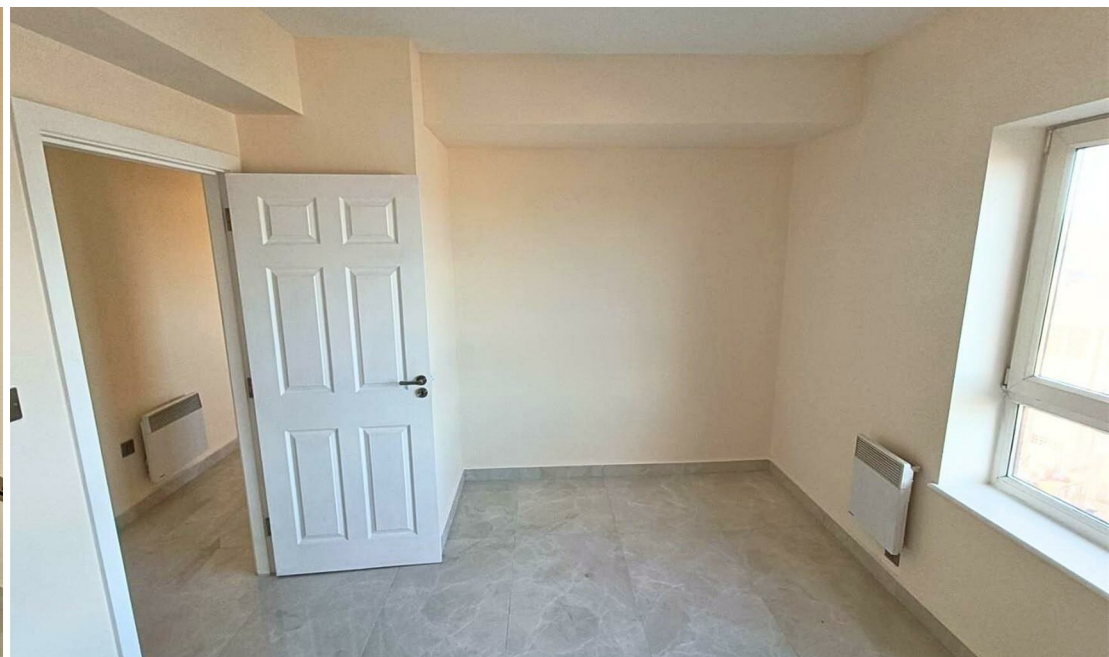
Years Remaining - 102 Years  
Service Charge - £1,400 per annum  
Ground Rent - £250 per annum

All details are approximate, please confirm this with your solicitors.

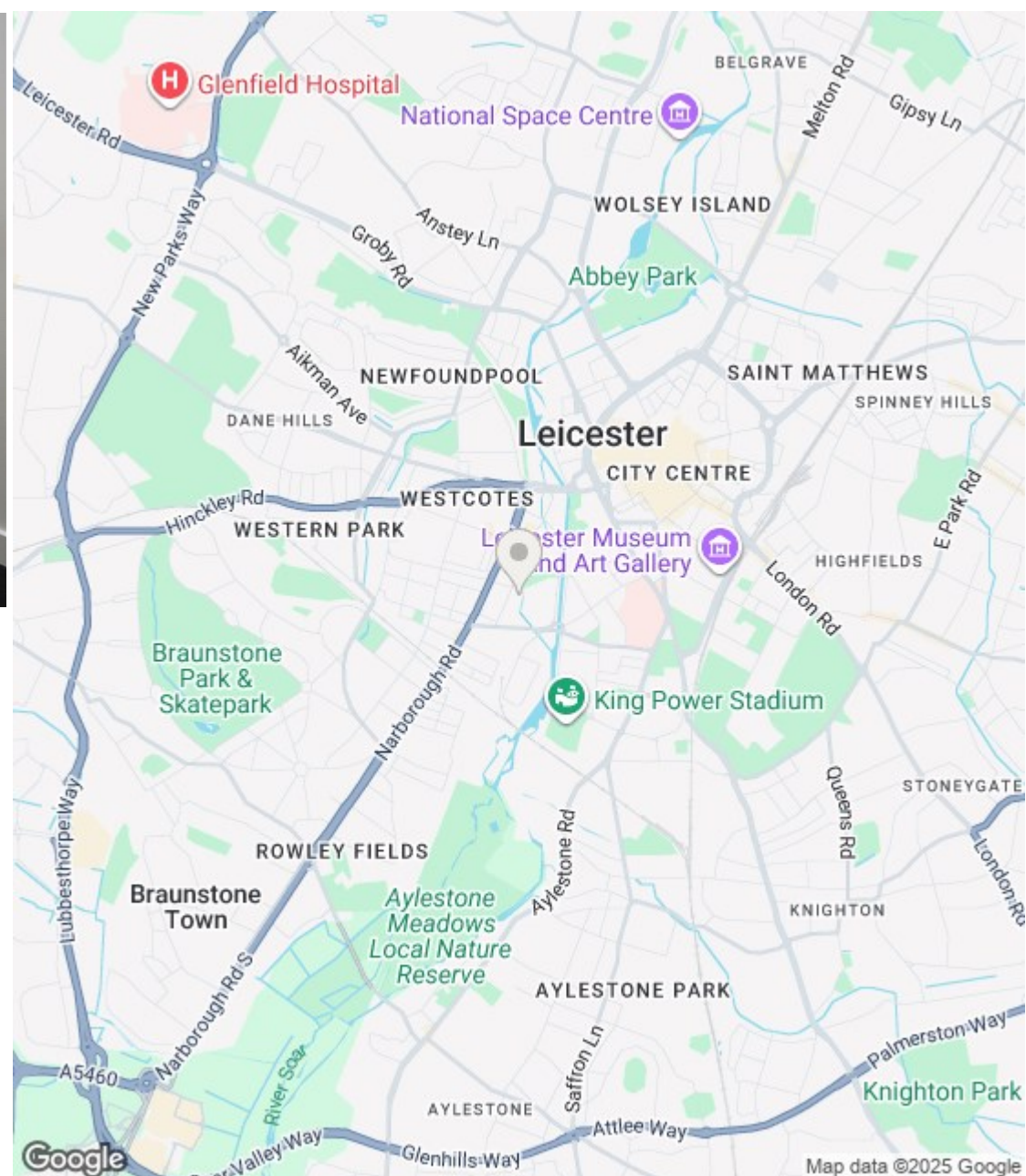
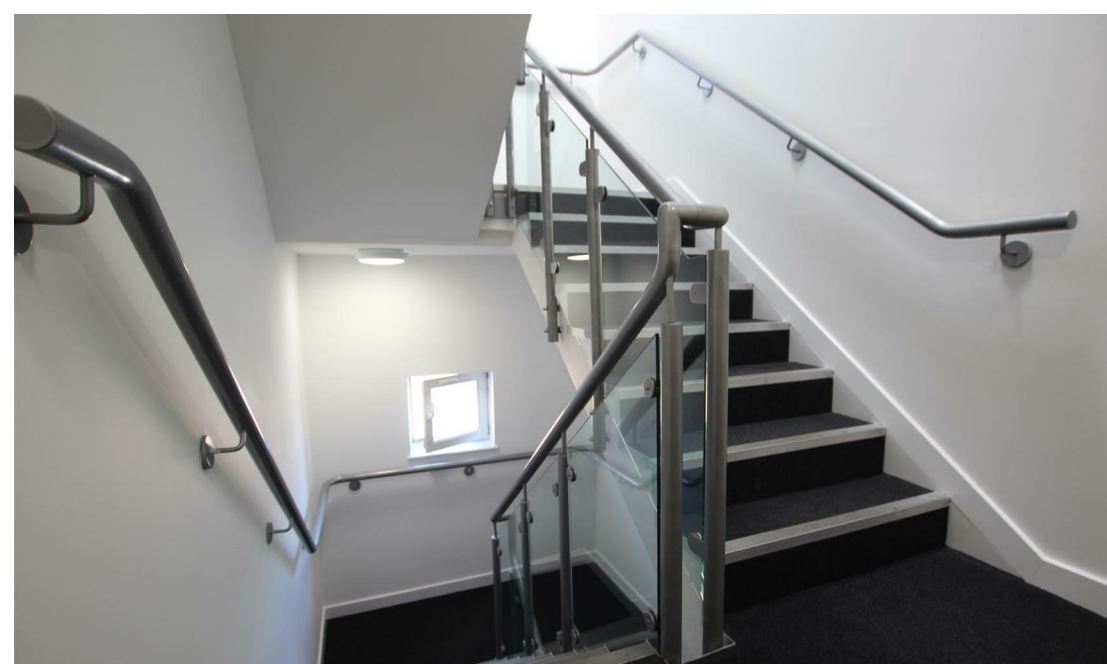
Council Tax Band - C



Price: £150,000







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	84
(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	



# Awaiting Floorplan

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