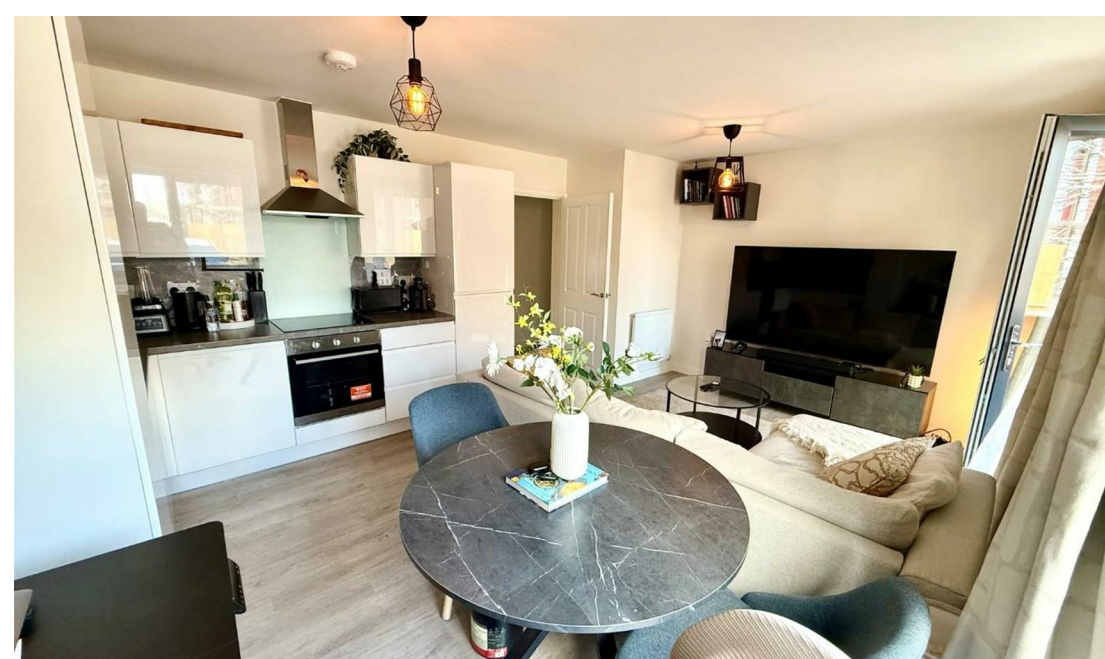




42 Pingle Wharf Approach, Leicester, LE3

2  1  1  B 

Sell MyHomeTM
.co.uk



- 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.

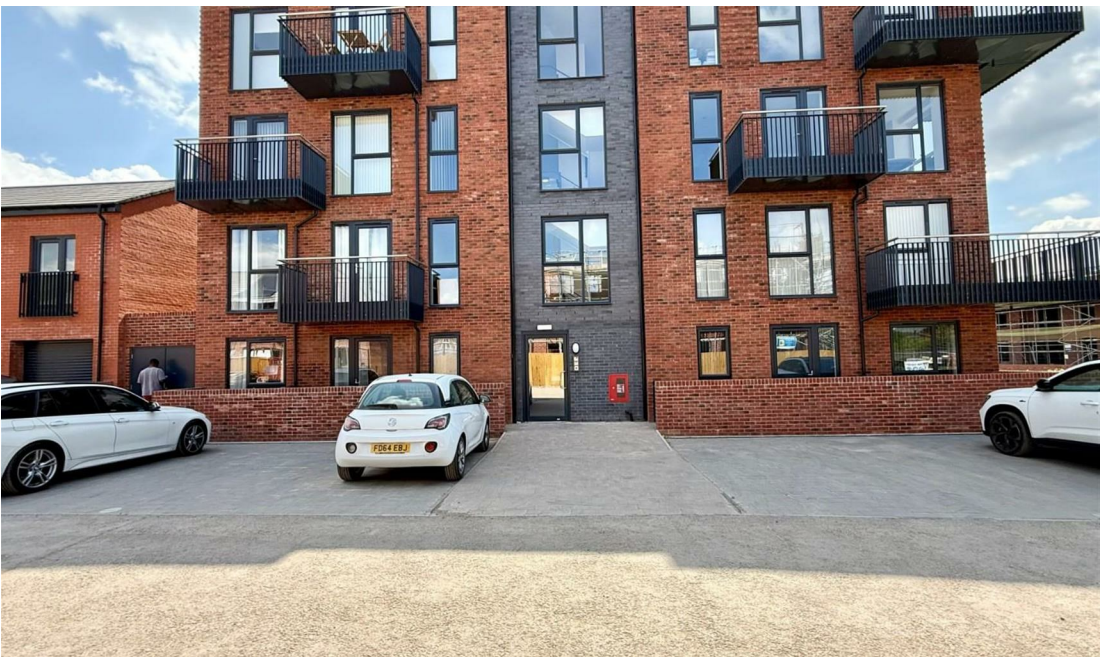
One of the standout features of this property is the allocated parking space, a valuable asset in a bustling city like Leicester. This ensures that you have a secure and convenient place to park your vehicle.

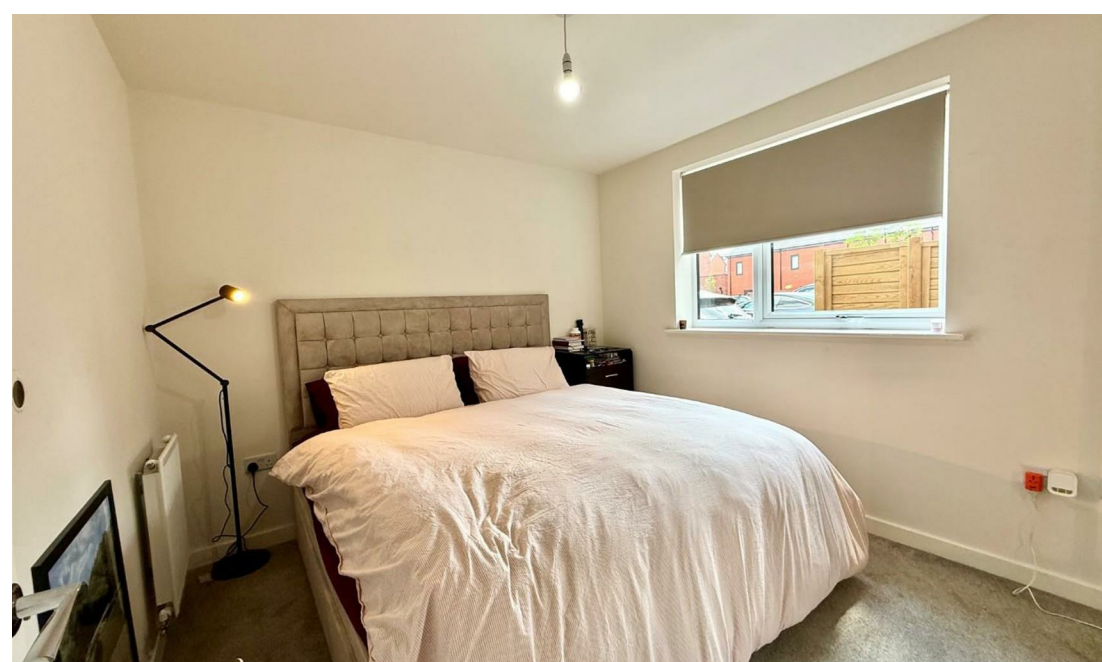
Situated in a desirable location, this apartment offers easy access to local amenities, transport links, and the vibrant culture that Leicester has to offer. Whether you are looking to enjoy the city's rich history, diverse dining options, or lively entertainment scene, you will find it all within reach.

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.



Offers Over: £200,000







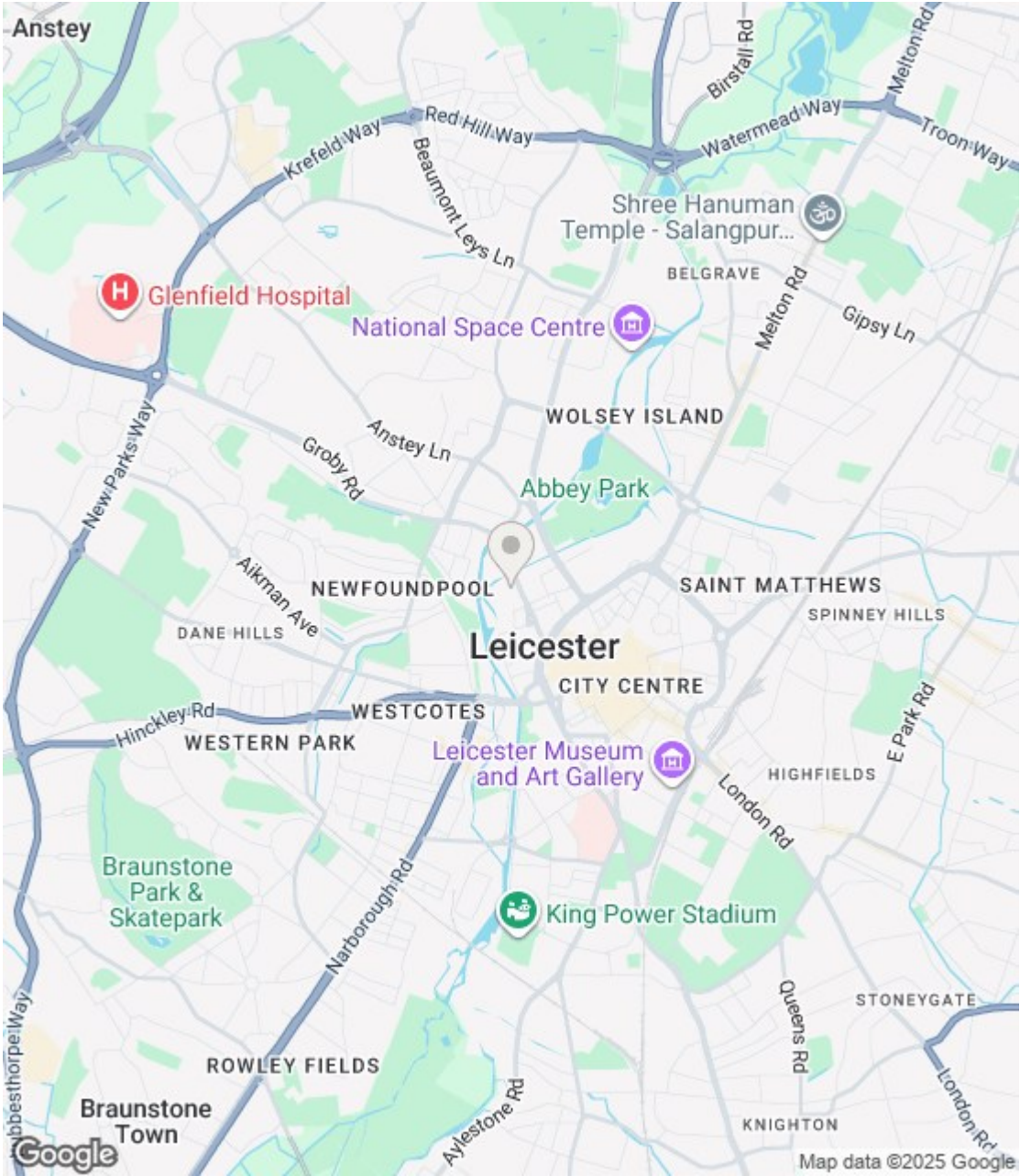
Energy Efficiency Rating

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

PRS Property Redress Scheme

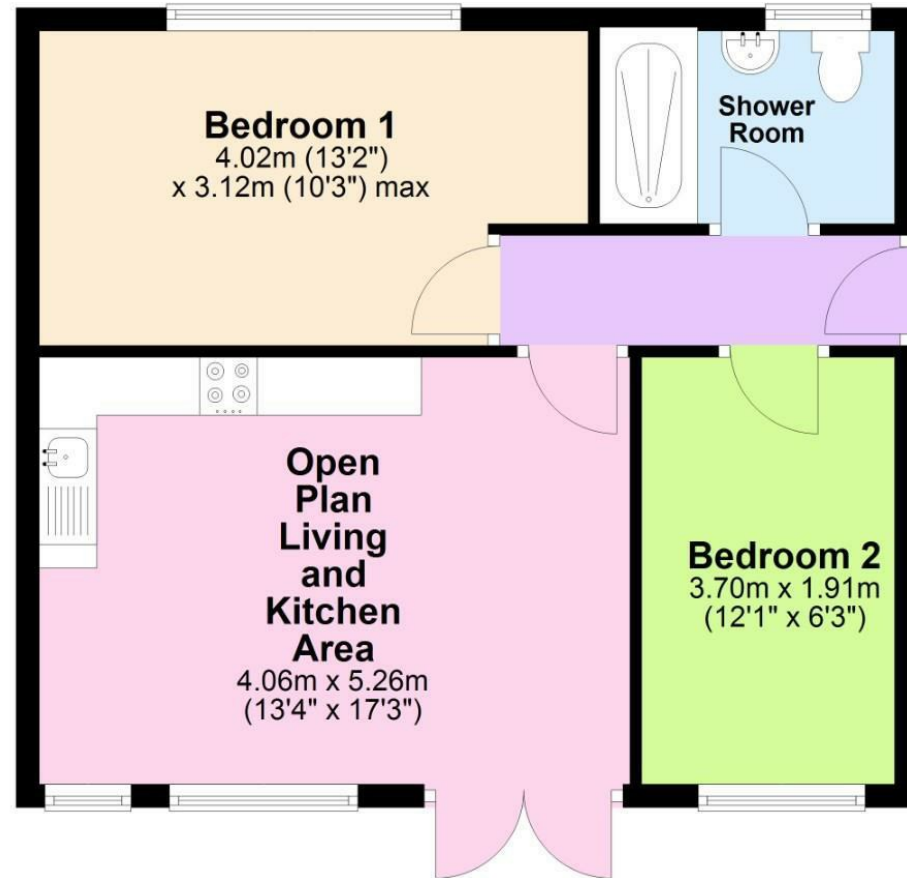
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	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)

(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.