



Chancery House Rupert Street

| LE1 5XH | £170,000

ROYSTON
& LUND

- Two Bedroom Apartment
- Proven Lettings Track Record
- Open Plan Kitchen/Lounge/Diner
- Council Tax Band: A
- No Onward Chain
- Can Be Sold With Tenant in Situ
- EPC Rating: D





****GUIDE PRICE £170,000-£180,000****

Located in the heart of Leicester City Centre, this two bedroom apartment offers a fantastic opportunity as a first time purchase or as a buy-to-let, with a proven track record on the lettings side. Offered to the market with no onward chain.

Can be sold with tenant in situ or with vacant possession in January 2026.

The property features a lovely open plan kitchen/diner/lounge with the kitchen benefitting from integrated appliances including an induction hob, oven and grill with overhead extractor hood and stainless steel splashback, with a stainless steel sink/drainage and plumbing in place for a free-standing fridge/freezer and washing machine.

An internal hallway gives access to two bedrooms and a shower room comprising a low level W/C, wash hand basin and a double shower.

This flat's prime location places it at the centre of the city surrounded by a wide array of local amenities, from essential services to a diverse selection of restaurants, cafes, pubs and bars. Everything you need is just steps away, with excellent transport links for easy commuting throughout the city.

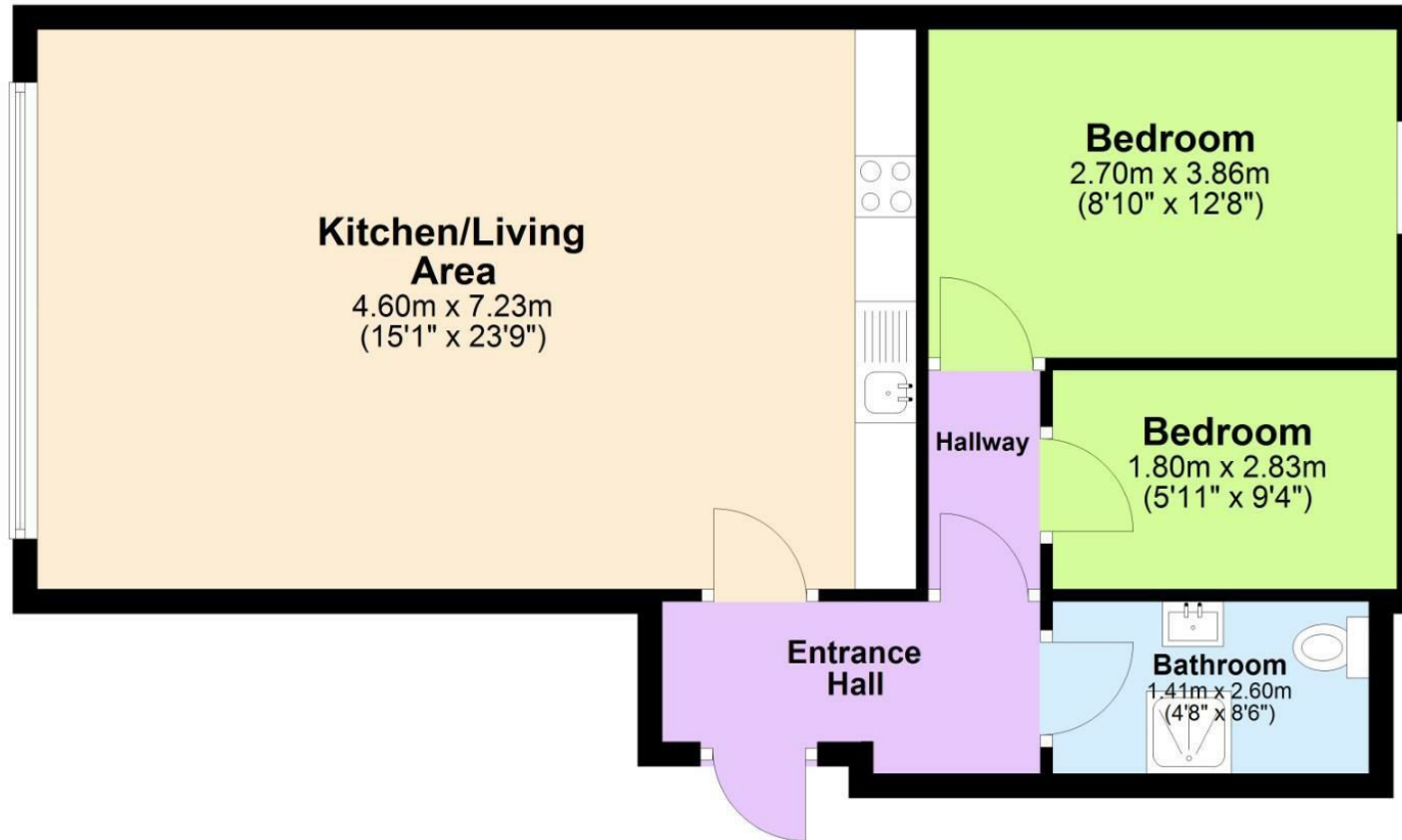
Leasehold: Approx. 119 years remaining (125 years from 2018)

Service Charge: Approx. £2040 per annum

Ground Rent: Approx. £275 per annum

Ground Floor

Approx. 59.8 sq. metres (643.3 sq. feet)



Total area: approx. 59.8 sq. metres (643.3 sq. feet)



EPC

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	55	55
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON
& LUND**