



**Guide Price: £120,000 to £130,000**

**The Circus, Highcross Lane, Leicester, LE1 4SN**

- Super Stylish Apartment
- Open Plan Living Kitchen
- One Double Bedroom
- Heat Exchange, DG, EPC C, C/Tax B
- Ideal First Time Buy or Investment
- Second Floor Location
- Complete with Integrated Appliances
- Boutique Inspired Bathroom & Shower
- Private Balcony & Communal Gardens
- Leasehold Property | Viewing Recommended



GUIDE PRICE: £120,000 to £130,000 | A SUPERB UBER STYLISHLY SECOND FLOOR ONE BED APARTMENT situated in the heart of the Highcross shopping centre, being well served for a plethora of local amenities, City Universities, LRI and Railway Station. This contemporary living accommodation is well appointed throughout & would provide an ideal first time buy, pied a terre or excellent Investment Opportunity that briefly comprises, spacious open plan living / kitchen, complete with a suite of integrated appliances, one double bedroom with South facing balcony off, a boutique inspired bathroom with shower and landscaped communal gardens. If you're looking for cool City Centre Living call to book a viewing without delay!

NO UPWARD CHAIN

#### DIRECTIONAL NOTE

The property is in the heart of the Highcross shopping centre with its access next door to Zizzis



#### COMMUNAL ENTRANCE

Lift to second floor:

#### SECOND FLOOR

#### ENTRANCE HALLWAY

With wall mounted security video phone system, wood flooring and large storage cupboard



#### OPEN PLAN KITCHEN

With modern contemporary high gloss kitchen units, built in oven/microwave and hob, dishwasher, fridge and window to front elevation



#### LIVING ROOM

Wood flooring, column radiators, full length window and door to a feature Balcony



### BEDROOM

With built in wardrobe, column radiator and full length patio door fitted with blind & opening to balcony



### BATHROOM

Modern suite comprising panelled bath with fixed rain shower, shower screen, vanity wash hand basin, W/C. Door leading to space for a washer/dryer and heat exchange unit



### SOUTH FACING BALCONY

Feature sunny balcony with uninterrupted panoramic city views, access from both bedroom and living room



### OUTSIDE

To the front of the apartment there is a communal garden area that has wonderful and innovative landscaped gardens

### LEASE DETAILS

Management Co: YorkLaurent  
Length of Lease: 110 years  
Service Charges: £2259 PA  
Ground Rent: £200 PA

### FREE VALUATION

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394

### GENERAL REMARKS

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention.

Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.

#### MONEY LAUNDERING

Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

#### MORTGAGES

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

#### VIEWING TIMES

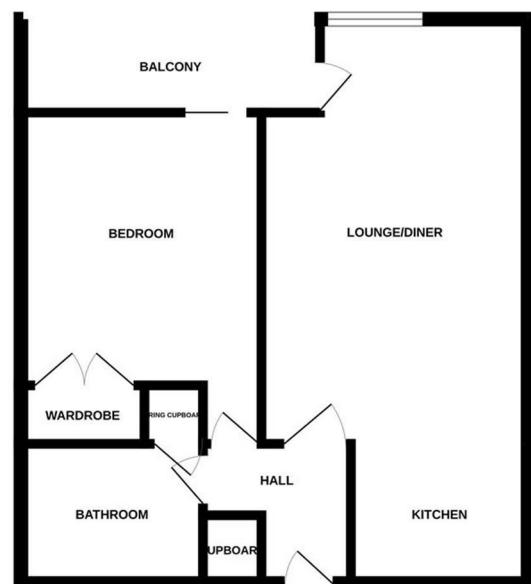
Viewing strictly by appointment through Barkers Estate Agents.

#### Hours of Business:

Monday to Friday 9am - 5.30pm

Saturday 9am - 4pm

GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is not to scale and has not been tested and no guarantee can be given as to their operability or efficiency can be given.  
Made with Metripro C202

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	80	80
(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	EU Directive 2002/91/EC



Est.1985  
**Barkers**

**THINKING OF SELLING?**

**WE OFFER THE FOLLOWING:**



- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

