

29 THE CIRCUS

HIGHCROSS, LEICESTER CITY CENTRE

JAMES
SELICKS



SALES LETTINGS SURVEYS MORTGAGES

29 The Circus

Highcross
12 Shires Lane
Leicester
LE1 4AN

A fantastic second floor apartment situated in the heart in the heart of Leicester's bustling city centre, brilliantly located for ease of access to an array of shops, bars and restaurants and all of the facilities associated with a large city. The property has been fully decorated throughout with new flooring.

Communal entrance hall | private entrance hall | cloaks cupboard | open plan living area and kitchen | double bedroom | balcony | bathroom | utility | no chain involved | EPC-C

LOCATION

The apartment is situated in a great location, great for The Highcross Shopping Centre and its abundance of restaurants and stores, the Showcase Cinema Deluxe, city centre, professional quarters and mainline railway station (links to London St Pancras in just over an hour) along with the Cultural Quarter including Curve Theatre and the Phoenix Square Cinema.

ACCOMMODATION

A communal entrance hall houses the stairs and lift to all floors. On the second floor, a covered walkway overlooking the stylish Highcross leads to the apartment which is entered via an entrance hall with video intercom system.

The open plan living area has a picture window and door leading to a balcony area, a floor to ceiling contemporary radiator and new flooring which continues through to the fitted kitchen, boasting an excellent range of contemporary white eye and base level units and soft-closing drawers, ample preparation surfaces, integrated fridge, dishwasher, oven and hob with glass splashback and extractor unit above, single bowl stainless steel sink with mixer tap over, integrated fridge and a further floor to ceiling radiator.

The double bedroom has built-in wardrobes and a sliding double glazed door leading to the balcony. The bathroom provides a three piece suite comprising an enclosed WC and contemporary square wash hand basin with chrome mixer tap, mirror and light above and cupboard beneath, a large tiled shower cubicle with rainforest shower head, chrome heated towel rail. A small utility area provides plumbing for an automatic washing machine.

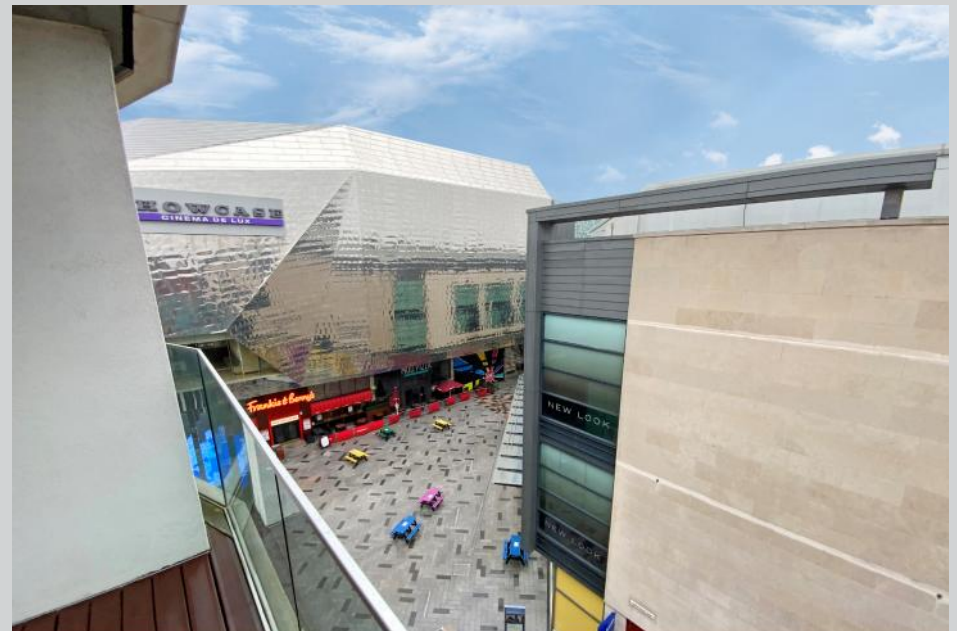
OUTSIDE

The property enjoys a balcony overlooking the dining plaza of The Highcross.

DIRECTIONAL NOTE

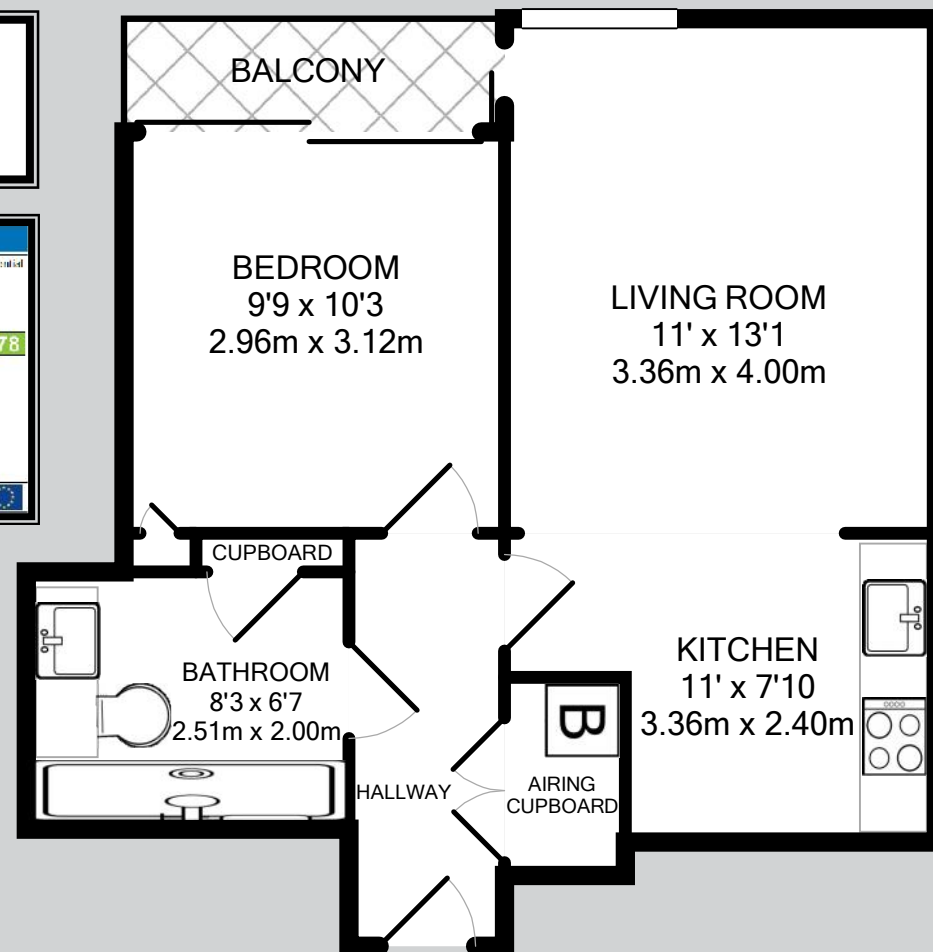
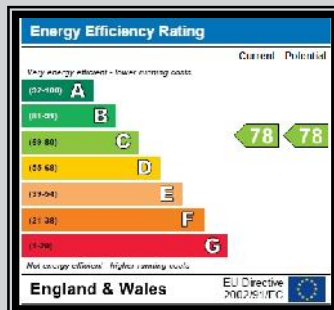
The property is best approached on foot; from our Granby Street office turn right and straight onto Gallowtree Gate, left onto High Street and right onto Shires Lane where the apartment can be located.





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Total Approximate Gross Internal Floor Area = 409 SQ FT / 38 SQ M
Measurements are approximate. Not to scale. For illustrative purposes only.



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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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