



Rutland Street

Leicester, LE1 1SQ

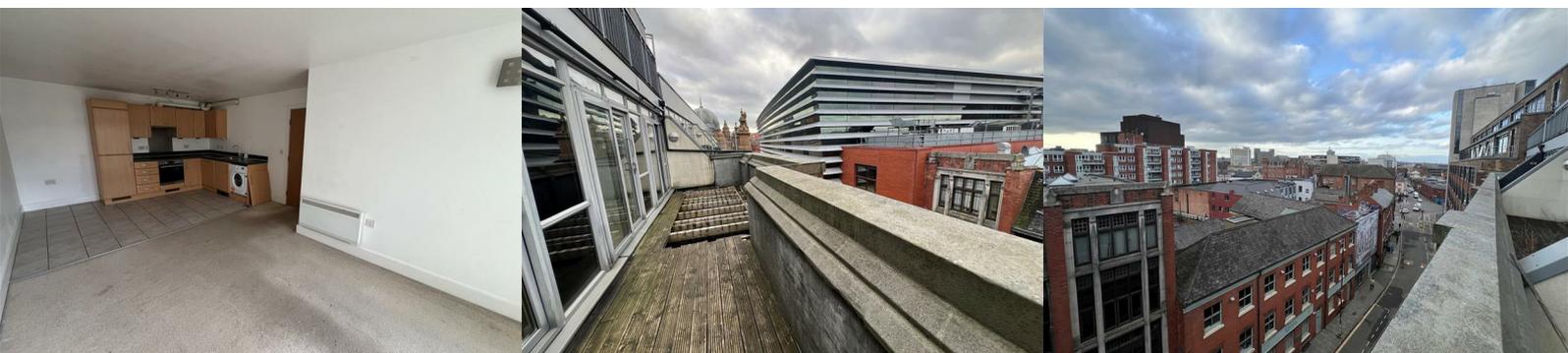
Guide Price £60,000



To be sold via NATIONAL TIMED ONLINE AUCTION
BIDDING OPENS: 13:00 on Monday 23th March 2026
AUCTION ENDS: 13:00 on Tuesday 24th March 2026

Visit auctionhouse.co.uk/leicestershire

A good sized 4th floor apartment in the Cultural quarter of Leicester City. Extensive balcony overlooking The Curve theatre. Hall, Lounge with fitted kitchen. Two bedrooms, the master with an ensuite shower room and a further bathroom. Access from all rooms to the balcony. Excellent buy to let investment.



Communal stairs and lift to all floors.

Entrance Hall

Open Plan Lounge/Kitchen 24'2" x 12'11" (7.37m x 3.96m)

Bedroom 1 15'1" x 8'11" (4.62m x 2.72m)

En suite Shower Room

Bedroom 2 10'9" x 6'11" (3.30m x 2.13m)

Bathroom

Property Information

Tenure: Leasehold

Local Authority: Leicester City Council

Council Tax Band: B

Type of Construction: Traditional

Services: The property is offered to the market with all mains services and electric heating

Multiple Options for Broadband/mobile phone signal.

Flood Risk: Low

Annual Estate Management Charge If Applicable: details have been sought from the seller

Buyer's Premium

The successful buyer will be required to pay an auction administration fee of £1560.00 inc VAT (£1300.00 + VAT)

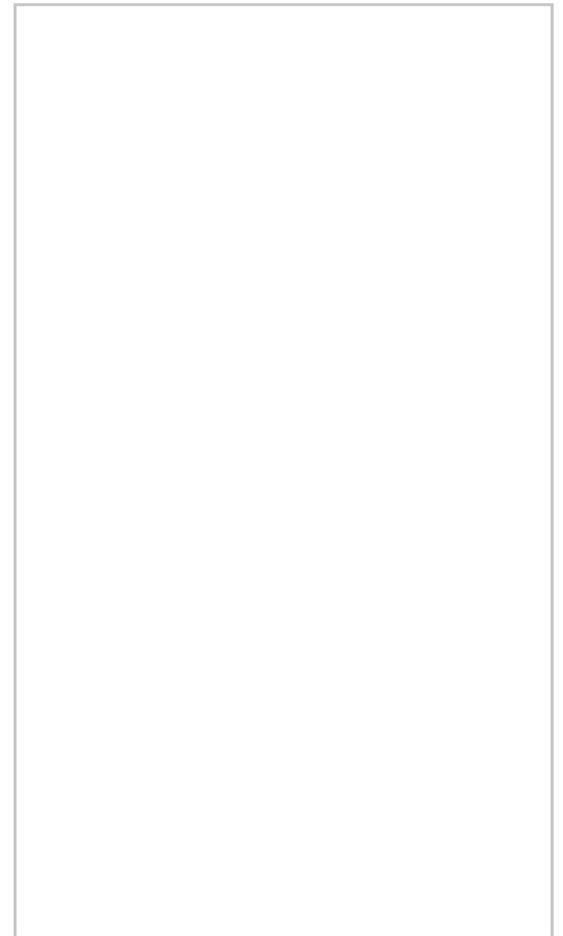
Buyer's Administration Fee

The successful buyers will be required to pay an auction administration fee of £1800 inc VAT (£1,500 + VAT)

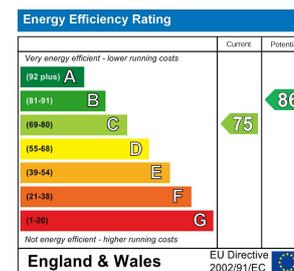
Area Map



Floor Plans



Energy Efficiency Graph



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.

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