



## Flat 23 132 Charles Street, Leicester, LE1 1LE

### Offers in excess of £130,000



\*\*\*Investment Opportunity\*\*\* Set To Let Estate Agents are pleased to offer this Two Bedroom Apartment For Sale in Agin Court, Charles Street, Leicester City Centre, LE1.

City Centre Living at its Finest! \*Current tenancy until July 2026\*

Property comprises in brief, secure fob entrance, video entry intercom, located on the 4th floor. 2 large double size bedrooms, 1 bathroom with overhead shower. Open plan lounge kitchen with fitted appliances, all white goods included.

Conveniently located on Charles Street, only a short walk to Train Station, Highcross Shopping Centre and all City Centre amenities on the door step.

120 years remaining on lease  
£200.00 per annum ground rent  
£1055.00 service charge per annum

Call Set To Let to arrange a viewing.

### Viewing

Please contact our Set To Let Office on 01162436464 if you wish to arrange a viewing appointment for this property or require further information.

- Agin Court, Charles Street
- Leicester City Centre LE1
- Current Tenancy until August 2024
- Near Train Station
- 7.8% Yield
- Investment Opportunity
- High Rental Demand
- City Centre Living
- Call Set To Let



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A		85	85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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