



12 Purcell Road, Leicester, LE4 6BD

Price £95,000



Welcome to this charming first-floor apartment located on Purcell Road in the vibrant heart of Belgrave, Leicester. Spanning an impressive 506 square feet, this purpose-built flat offers a spacious and comfortable living.

The apartment comprises in brief, entrance hallway leading to a recently fitted walk-in wet room, generous lounge with large windows allowing plenty of natural light, opening to kitchen area with a range of wall and base level cupboards. Spacious bedroom with large windows. Hallway offers many store cupboards.

Additional features DGW & GCH throughout, lift access to all floors. The location is truly exceptional, situated close to the Golden Mile shopping area, where you can enjoy a variety of shops, restaurants, and local amenities. The community atmosphere in Belgrave is vibrant and welcoming, making it an ideal place to call home.

This apartment presents an excellent opportunity for both first-time buyers, downsizers and investors alike, given the strong rental demand in the area. Whether you are looking for a new home or a smart investment, this property is sure to meet your needs.

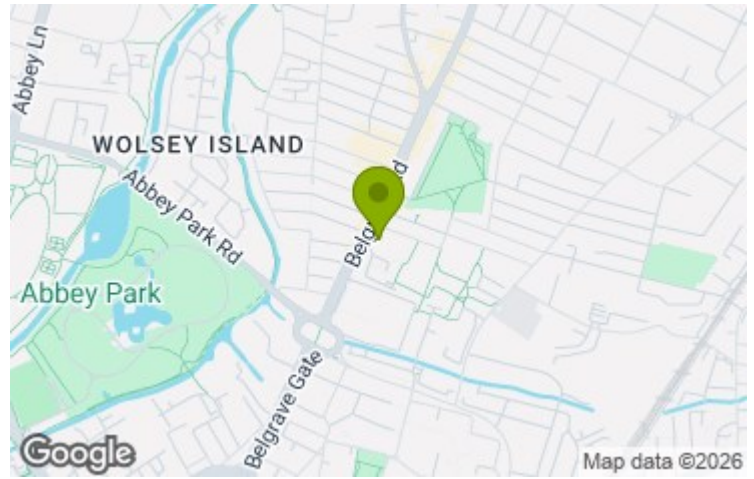
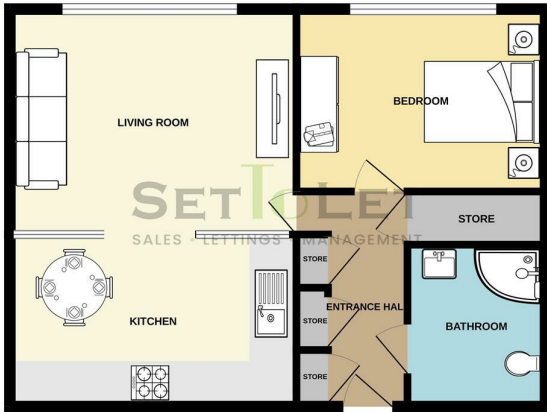
Don't miss the chance to make this delightful flat your own in one of Leicester's most sought-after locations. Call Set To Let Estate Agents to arrange a viewing.

- Generous First Floor Apartment
- Belgrave - Golden Mile
- Secure Development
- Lift Access
- Ideal Home
- Investment Opportunity
- High Rental Demand

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.

GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	63
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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	



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