



16 The Bar 8 Shires Lane, Leicester, LE1 4AN

Offers in excess of £125,000



****INVESTORS** **Tenancy until July 2022**** Set To Let Estate Agents are pleased to offer this ultra modern One Bedroom Apartment For Sale in The Bar Highcross development in the heart of Leicester City Centre, LE1. Offered in excellent condition throughout, accommodation comprises in brief, entrance hallway with video entry system and store cupboard. Leading to open plan Lounge & Kitchen with all appliance integrated and granite work top. Large floor to ceiling windows and balcony access from lounge. Wood effect flooring. Spacious bedroom with fitted wardrobes, carpet to floor and balcony access. Modern bathroom with 3 piece suite, over head rainfall shower in bath and additional store cupboard.

Further benefits include, lift access to all floors, secure fob entry with video intercom, separate bin store and bike shed.

Conveniently located in the heart of Leicester city centre with all local amenities within walking distance. Would make an ideal city centre home or high yielding investment property with rentals in the region of £850.00pcm

Contact Set To Let Estate Agents for information and to arrange a viewing.

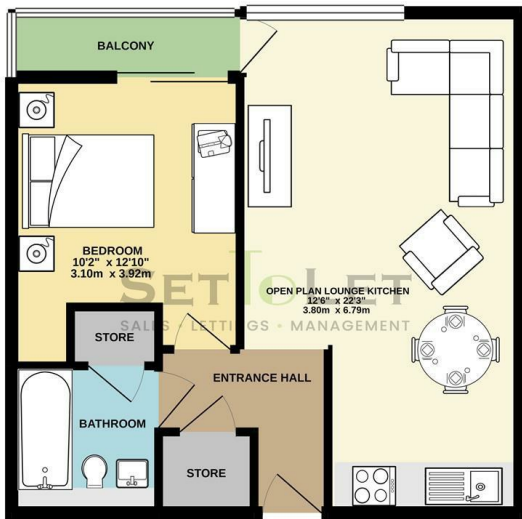
- The Bar Highcross LE1
- Heart of the City
- Investors
- Tenancy until July 2022
- High Rental Yields
- City Living at its Finest
- No Chain

Viewing

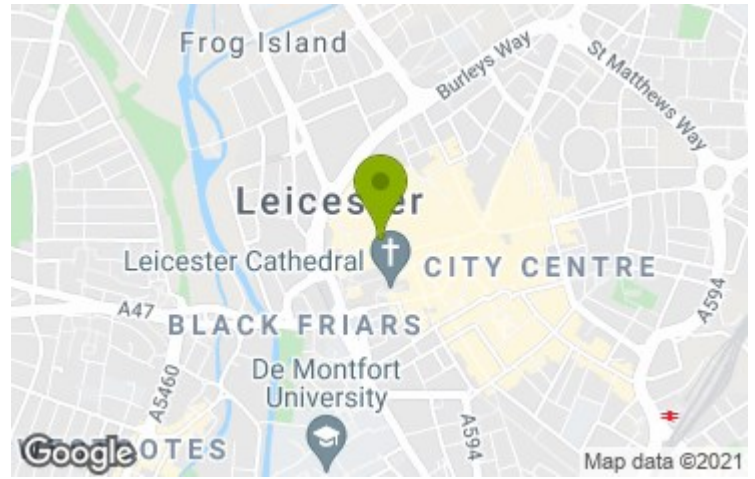
Please contact our Set To Let Office on 01162436464 if you wish to arrange a viewing appointment for this property or require further information.



GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA: 476 sq.ft. (44.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of length, width, volume and any other items are approximate and are intended to provide a guide only. Prospective purchasers should verify all measurements and details on site. The plan is for illustrative purposes only and should not be used for any other purpose. The services, systems and appliances shown here have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Metreplan (2022)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(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	

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			
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(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Entrance Hallway

Solid wood front door into entrance with video entry system to wall and touch control panel. Store cupboard and doors leading to bathroom, bedroom and lounge/kitchen.

Lounge/Kitchen 12'5" x 22'3" (3.8 x 6.8)

Open plan lounge kitchen with integrated appliances including dishwasher, oven, ceramic hob, extractor hood and stainless steel sink. Range of wall and base level units. Large floor to ceiling window to lounge and balcony access overlooking St Peters Square. Wood effect flooring, ceiling lights and wall sockets with TV aerial and phone sockets to wall.

Bedroom 10'2" x 12'9" (3.1 x 3.9)

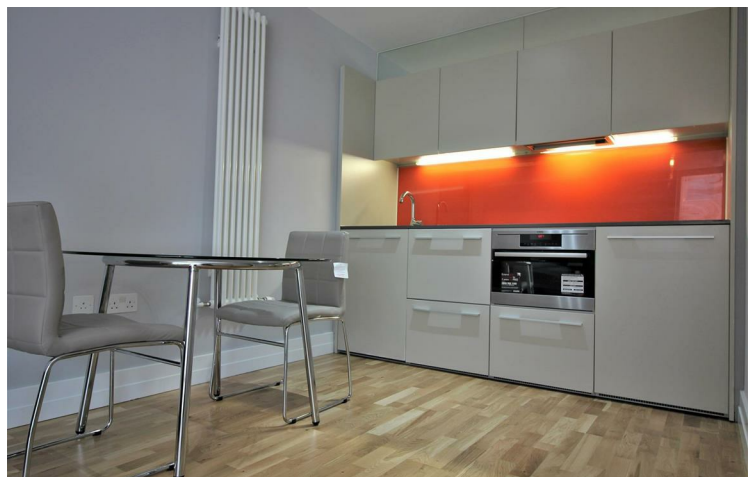
Carpets to flooring, built in wardrobes and sliding balcony door access. Ceiling lights and sockets to walls. Spacious size room allowing plenty of natural light.

Bathroom

Three piece suite bathroom, tiles to flooring, bath tub with over head rainfall shower and glass screen. Wash hand basin with vanity unit and WC. Store cupboard with space and plumbing for washing machine. Heated towel rail to wall and large mirror fixed to wall.

Balcony

Access from lounge and bedroom onto a decked balcony overlooking St Peters Square with a glass surround.



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.