



## 14 8 Shires Lane, Leicester, LE1 4AN

### Offers in the region of £110,000



**\*\*EX SHOW APARTMENT\*\* \*\*INVESTORS ALERT\*\*** 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 £1000.00pcm

Current tenancy until June 2025 at £1100.00pcm.

110 years remaining on lease (approximately)

£300.00 per annum ground rent

£2800.00 per annum service charge

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

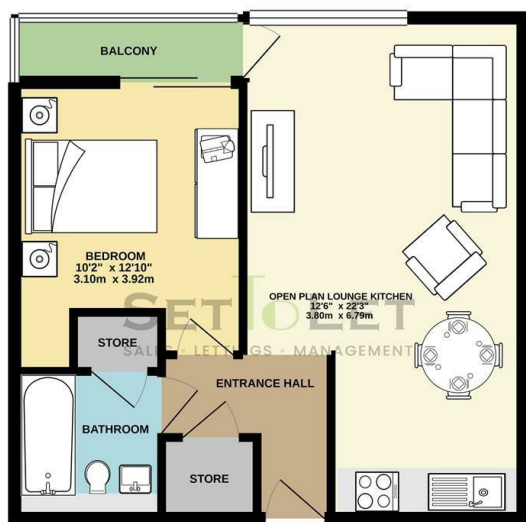
- The Bar Highcross
- Leicester City Centre
- EX Show Apartment
- Fully Furnished
- Executive Apartment
- Call Set To Let
- Investment Opportunity
- Tenancy until June 2025
- Long Lease

### 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.

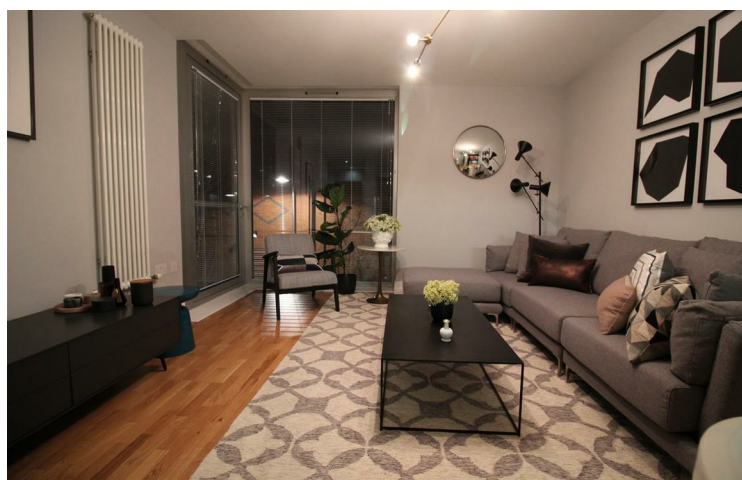
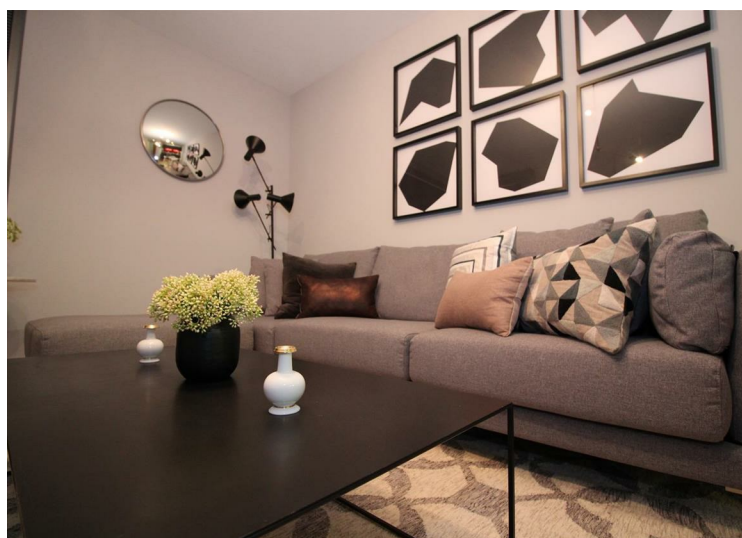


1 BEDROOM APARTMENT  
TOTAL FLOOR AREA - 476 sq.ft. (44.2 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or inaccuracy in this plan. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency at the time of writing.  
Made with floorplan studio



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	80	80
England & Wales		
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		
(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		
	85	85
England & Wales		
EU Directive 2002/91/EC		



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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