



Aria Apartments 42 Chatham Street, Leicester, LE1 6AY

Price £220,000



Welcome to the luxurious Aria Apartments, located on Chatham Street in the vibrant city of Leicester. This exquisite two-bedroom, two-bathroom apartment offers a modern and stylish living experience, perfect for both professionals and families alike.

As you enter this splendid apartment, you are greeted by an open-plan lounge and kitchen area, designed to create a spacious and inviting atmosphere. The contemporary layout allows for seamless interaction between the living and dining spaces. The kitchen is fitted with high-quality fixtures, fittings and appliances.

The apartment boasts two well-appointed bedrooms, one with ensuite and main bathroom with with 3 piece suite and over head shower.

Situated within a secure development, residents benefit from the added peace of mind provided by a concierge service, enhancing the overall living experience. This property not only serves as a beautiful home but also presents an excellent investment opportunity, with the option to purchase through a limited company. High rental demand, offering a healthy 7% Yield.

With its prime location in Leicester, Aria Apartments offers easy access to local amenities, transport links, and the vibrant culture of the city. This is a rare chance to acquire a luxurious apartment in a sought-after area, combining modern living with convenience. Do not miss the opportunity to make this stunning property your own.

Ground Rent - £220.00 per annum
Service Charge - £3636.00 per annum

- Aria Apartments
- Leicester City Centre LE1
- Investment Opportunity
- Near Train Station
- High Rental Demand
- 2 Bed 2 Bath Luxury Apartment
- Private Balcony
- Call Set To Let

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.

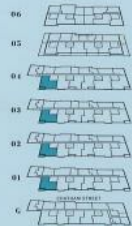
APARTMENTS 26, 41, 56 & 71
1ST, 2ND, 3RD & 4TH FLOORS
2 BEDROOM APARTMENT



ROOM DIMENSIONS

TOTAL APARTMENT AREA	44.0 SQ M	994 SQ FT
Kitchen / Living / Dining Room	3.23m x 6.53m	10'9" x 21'11"
Bedroom 1	2.75m x 9.23m	9'0" x 23'9"
Bedroom 2	2.75m x 5.37m	9'0" x 17'7"
Balcony	2.75m x 1.69m	9'0" x 5'7"

Measurement points: FF - Fridge Freezer W - Washing Machine C - Cupboard HW - Hot Water Tank
Apartment layouts provide approximate measurements only. Dimensions which are taken from the indicated points of measurement are for guidance only. All measurements and areas may vary within a tolerance of 5%. Window positions may vary between plots.



Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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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