



## Flat 20 132 Charles Street, Leicester, LE1 1LE Offers in excess of £160,000



**\*\*INVESTORS\*\*** Set To Let Estate Agents are pleased to offer this Modern Luxury 2 Bedroom Apartment for Sale in Agin Court, Charles Street, Leicester, LE1.

This new build development offers lift access to all floors, secure video entry system and CCTV to all communal areas. Beautifully presented 2 double size bedrooms furnished with beds, wardrobes, drawers and work desk. Open plan Lounge/Kitchen with fitted appliances and all white goods included and Juliet balcony facing onto Charles Street. Generous bathroom with over head shower.

Conveniently located on Charles Street, walking distance to both Universities, Train station, LRI and a short walk to Highcross Shopping

Currently rented on a 12 months AST until September 2024 at £1250.00pcm.

Ground Rent - £340.00 per annum  
Service Charge - £2100.00 per annum


Call us on 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 LE1
- Charles Street Leicester LE1
- Generous Apartment
- 2 Double Bedrooms
- Modern Luxury Apartment
- Fully Furnished
- Call Set To Let
- Overlooking Charles Street
- 7% Yield
- High Rental Demand



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(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		87	87
(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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