



Flat 28 30 East Bond Street, Leicester, LE1 4SX

Offers in excess of £180,000



****THE ARCUS, HIGHCROSS**** Set To Let Estate Agents are pleased to offer this Luxury 2 Bedroom 2 Bathroom Apartment within this sought after development in the heart of Leicester City Centre LE1. This ultra modern apartment offers modern contemporary living with all city centre amenities on the door step.

Property comprises in brief entrance into secure development from ground floor, lift access to all floors. Entrance into apartment on the fourth floor, leading to open plan lounge/kitchen with high quality fixtures and fittings, including white goods and granite worktop. Private balcony from lounge, two generous bedrooms, one with ensuite and bathroom with 3 piece suite and additional store cupboards.

Further benefits include CCTV to communal areas, video entry system and exceptionally well maintained communal areas.

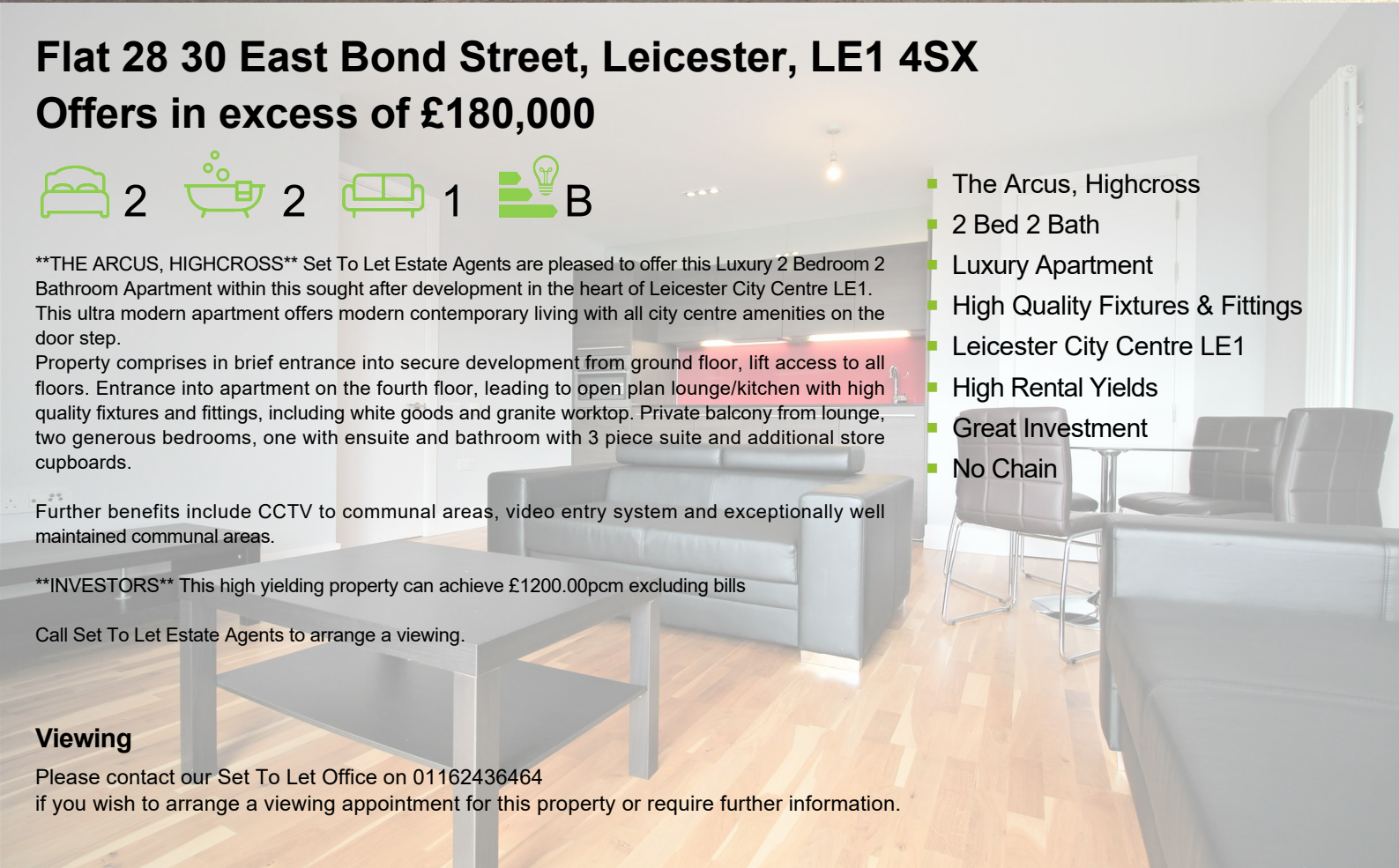
****INVESTORS**** This high yielding property can achieve £1200.00pcm excluding bills

Call Set To Let Estate Agents to arrange a viewing.

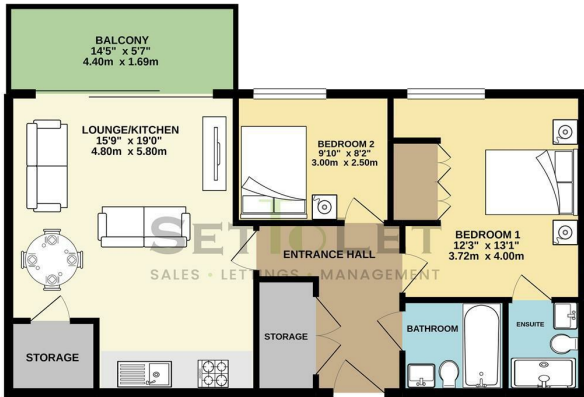
- The Arcus, Highcross
- 2 Bed 2 Bath
- Luxury Apartment
- High Quality Fixtures & Fittings
- Leicester City Centre LE1
- High Rental Yields
- Great Investment
- No Chain

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
694 sq.ft. (64.5 sq.m.) approx.



2 BED 2 BATH APARTMENT, 4TH FLOOR
TOTAL FLOOR AREA - 694 sq.ft. (64.5 sq.m.) approx.
While every effort has been made to ensure the accuracy of the information contained herein, measurements of plots, buildings, roads and other works are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used in conjunction with the property particulars. The architect, surveyor and agent shall not be held liable for any errors or omissions. Plans may vary without notice.



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

Entrance Hallway

Solid wood entrance door opening into entrance hallway, double door store cupboard to left. Video entry handset to wall and touch control panel to wall. Doors leading to bathroom, two bedrooms and lounge/kitchen.

Lounge/Kitchen 15'8" x 19'0" (4.8 x 5.8)

Open plan lounge/kitchen with integrated appliances including fridge/freezer, oven/hob and dishwasher. Range of wall and base level units to wood finish and black granite worktop with pull up plug sockets. Large store/pantry cupboard. Spacious lounge area with floor to ceiling balcony door from lounge. Tall designer radiator to wall.

Bedroom 1 12'1" x 13'1" (3.7 x 4)

Generous bedroom, carpets to flooring, fitted wardrobes, floor to ceiling tilt window and entrance door to ensuite. Tall designer radiator to wall.

Ensuite

Entrance from bedroom 1, tiles to floor, large cubicle with over head rainfall shower. Wash hand basin with vanity unit, WC and heated towel rail to wall.

Bedroom 2 9'10" x 8'2" (3 x 2.5)

Double size bedroom with carpets to flooring, floor to ceiling window. Tall designer radiator to wall.

Bathroom

Tiles to flooring with 3 piece suite, bathtub with over head rainfall shower and glass screen. Vanity unit under wash hand basin and heated towel rail to wall.

Balcony

Private balcony access from lounge sliding doors, glass screen to sides.



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.