



## 12 Aria Apartments, Chatham Street, Leicester, LE1 6AY

### Offers in excess of £140,000



Set To Let Estate Agents are excited to offer this ground floor, Executive One Bedroom Apartment within Aria Apartments, Leicester City Centre LE1.

Conveniently located on Chatham Street, a short walk to Leicester Train Station, Highcross Shopping Centre, Universities, LRI and all local City Centre amenities.

Property comprises in brief, entrance into a large hallway leading to an open plan lounge/kitchen with integrated appliances, high end fixtures and fittings. Juliet balcony doors allowing plenty of natural light. Generous bedroom with large windows, sliding mirror wardrobes to allow plenty of storage. Bathroom with 3 piece suite and over head shower.

Further benefits include concierge service, CCTV in communal areas, lift access to all floors, bike store and much more.

EPC rating C  
 Long lease with approximately 244 years remaining  
 £135.00 - Ground rent per annum  
 £2200.00 - Service charge per annum  
 Current tenancy until June 2025

Call Set To Let to arrange a viewing.

- Aria Apartments
- Leicester City Centre LE1
- Near Train Station
- Near Universities
- Near LRI
- Ideal City Centre Home
- Great Investment Opportunity
- High Rental Demand
- Currently Rented on a Long Lease
- Call Set To Let

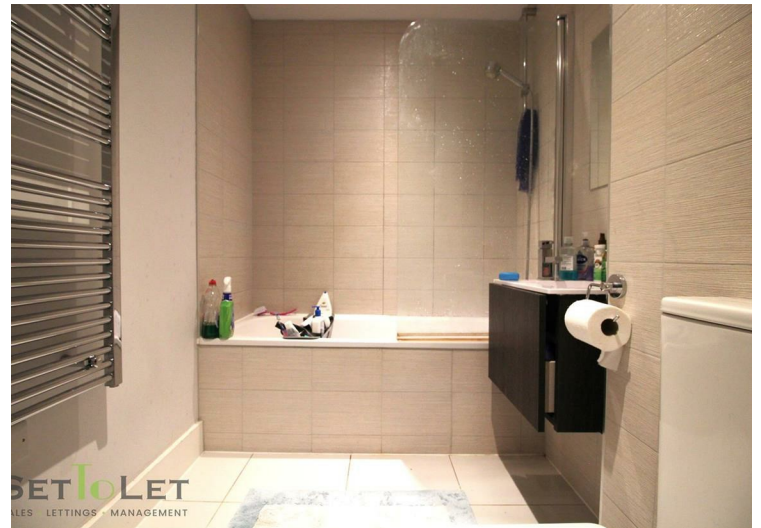
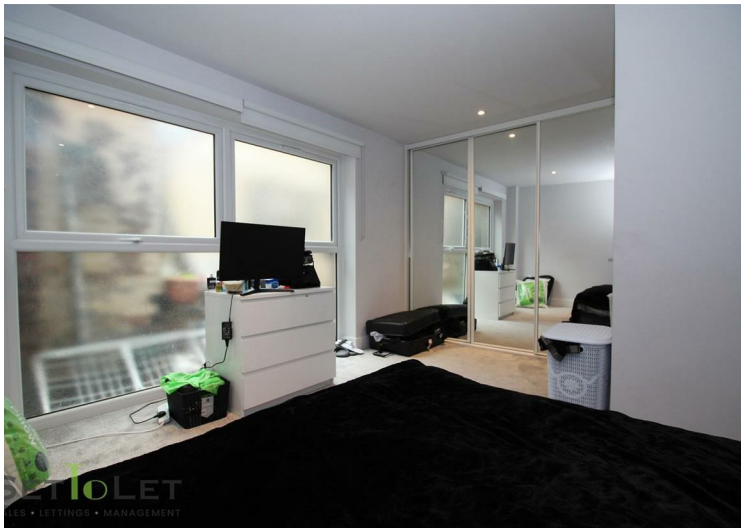
### Viewing

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



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			
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			
England & Wales		EU Directive 2002/91/EC	



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