



## Flat 31, 42, Aria Apartments Chatham Street, Leicester, LE1 6AY

### Offers in excess of £100,000



Welcome to Aria Apartments one-bedroom Studio Apartment located on Chatham Street in the vibrant city of Leicester. Built in 2017, this modern property offers a delightful blend of contemporary design and comfort, making it an ideal choice for those seeking luxury living in the heart of the city.

Spanning an impressive 366 square feet, this apartment is thoughtfully designed to maximise space and functionality. The open-plan layout creates a welcoming atmosphere, perfect for both relaxation and entertaining. The stylish interiors are complemented by high-quality finishes, ensuring a sophisticated living experience.

Situated near the train station, this property boasts excellent transport links, making it convenient for commuters. The location also benefits from high rental demand, presenting a fantastic investment opportunity for savvy buyers.

Whether you are a first-time buyer or an astute investor, this property is sure to impress. With its modern amenities and prime location, it encapsulates the essence of luxury living in Leicester. Do not miss the chance to make this exceptional apartment your new home or investment. For further details, please contact Set To Let.

- Aria Apartments
- Luxury Studio Apartment
- Finest City Living
- Great Investment Opportunity
- High Rental Demand
- Near Train Station
- Near Universities
- Call Set To Let Estate Agents

### Viewing

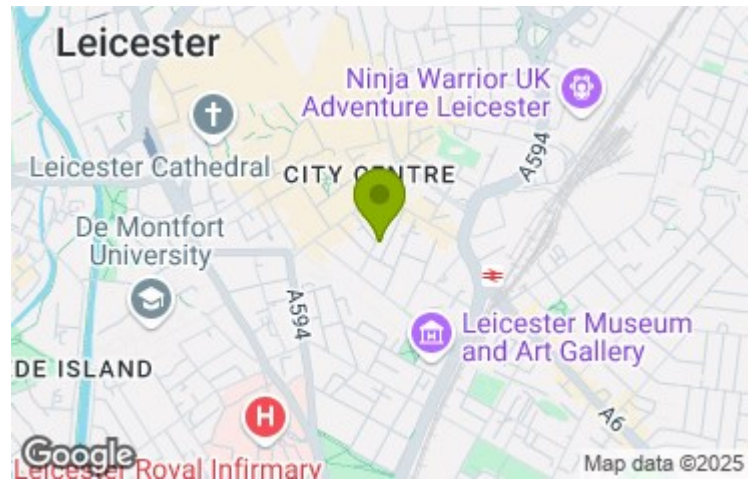
Please contact our Set To Let Office on 01162436464 if you wish to arrange a viewing appointment for this property or require further information.




GROUND FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



STUDIO APARTMENT - SELF CONTAINED  
TOTAL FLOOR AREA - 379 sq.ft. (35.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the description contained herein, measurements of actual, window, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The property, fixtures and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
Made with Metreplan (2025)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>88</b>	
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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



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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