



## Flat 20 132 Charles Street, Leicester, LE1 1LE

Offers in excess of £170,000



**\*\*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 - £200.00 per annum

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

