



Aria Apartments, Chatham Street  
Leicester City Centre, LE1 6AY



Oliver Rayns  
ESTATE AGENTS

An exceptional two bedroom, two bathroom, third floor apartment presented in show home condition in the heart of Leicester city centre benefiting from remaining building warranty, a concierge service, and a high specification interior.



- Impressive Third Floor Apartment
- Two Double Bedrooms
- Two Stylish Bathrooms
- Constructed By Messrs Delph Property Group In 2018
- Structural Building Warranty
- Open Plan Living
- High Specification Kitchen With Integrated Blomberg Appliances
- Electric Throughout
- Lift Access And Concierge Service
- Prime City Centre Location





## Property

This luxurious apartment has been immaculately maintained since its construction by Messrs Delph Property Group and subsequent purchase in 2018. Aria Apartments was a carefully designed apartment scheme with each property featuring video phone entry linked to the secure communal entrance, direct high-speed Virgin fibre optic, Sky Plus and BT connections, and electric heating with high quality insulation. The concierge desk provides an array of services throughout the working weekdays while there is the added benefit of a secure bike store for those wishing to travel by bicycle.

A lift grants access to the third floor where the apartment is found. A central entrance hallway, with storage, provides access to the principal rooms. The apartment benefits from an open plan, modern layout with floor-to-ceiling windows in all rooms, giving a bright and airy feel. The kitchen is installed to one end, flowing into the living and dining portion of the room where a door opens out onto the Juliet balcony. The kitchen suite has been fitted with custom designed sleek units in a matt, two-tone finish with chrome handles and soft closing doors. Concealed worktop lighting perfectly compliments the white stone work surface, which encompasses the Blomberg integrated appliances under warranty including a dishwasher, washing machine, hob, oven, extractor fan and fridge freezer.

To the opposite side of the apartment, two double bedrooms are found, both flooded with natural light thanks to the large windows. Each bedroom is fitted with custom floor-length integrated mirrored wardrobes providing ample storage space. The master bedroom boasts a contemporary, tiled ensuite with an oversized rain shower. The family bathroom and ensuite are both fitted with stylish designer Porcelanosa ceramic tiles and sanitaryware, large wall-mounted mirrors with downlighting, and chrome heated towel rails.



## Outside

The building itself is immaculately maintained and has been finished using craftsmanship of the highest calibre. There are numerous secure parking options available within walking distance which carry additional charges, most notably and conveniently at the hotel car park located opposite.

## Lease Details

Lease: 250 years from 2018 with 248 years remaining

Ground rent: £208 per annum

Service charge: £1670.68 per annum, paid either in monthly or quarterly instalments.

## Location

Located in a highly desirable part of Leicester City Centre, within easy walking distance of local Universities, Leicester Royal Infirmary and the mainline railway service with links to London St Pancras in an hour. A broad range of entertainment in the form of the Curve Theatre, De Montfort Hall and Highcross shopping centre and eateries all lie within a short stroll.

Leicester is a well placed Midlands city providing ease of access to the region's commercial and retail centres. It offers a broad range of road and rail links providing a wide variety of options for the commuter wishing to travel further afield.

## Viewings and Directions

Strictly by appointment only through the sole agent Oliver Rayns.

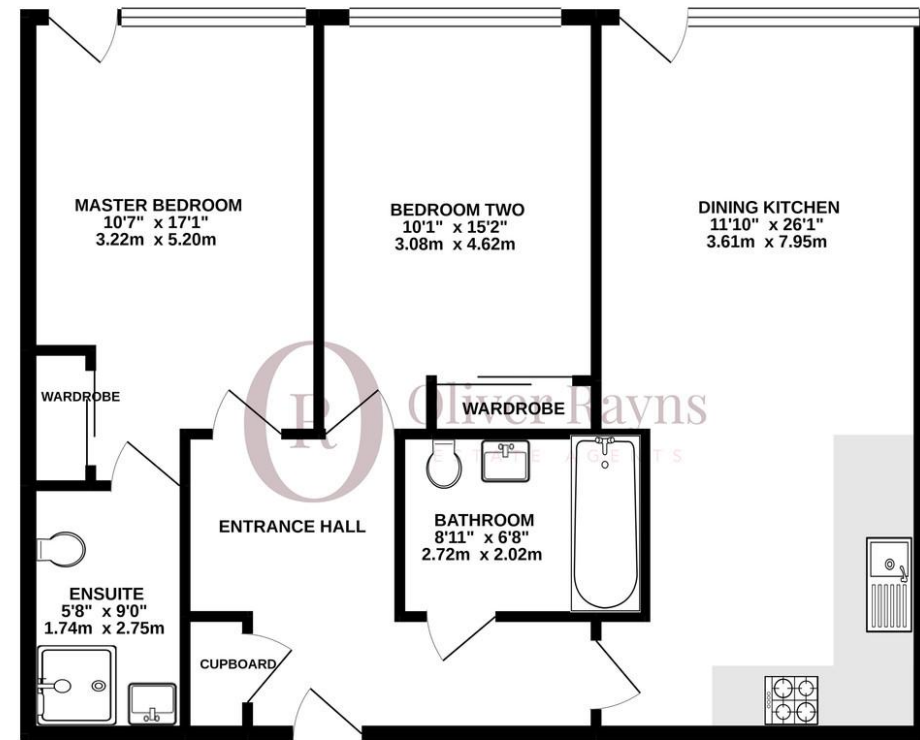
Postcode for Sat Nav: LE1 6AY

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(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. All measurements are approximate.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

## THIRD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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